



West of Twin Peaks Central Council

A Resource for Neighborhood Organizations West of Twin Peaks in San Francisco since 1936

PO Box 27112

San Francisco, CA 94127 <http://www.westoftwinpeaks.org/>

Meeting Agenda

Virtual Meeting

Forest Hill Clubhouse 381 Magellan Avenue San Francisco, CA 94116

Date: April 26, 2021 Time: 7:00pm – 8:45pm Location:

Estimated Time	Topic
7:00 pm – 7:05 pm	<p>Call to Order (5 mins)</p> <ul style="list-style-type: none"> • Roll Call and Minutes Review/Approval
7:05 pm – 7:10 pm	<p>Officers' Reports (5 mins)</p> <ul style="list-style-type: none"> • President / Dena Aslanian-Williams <p>Notes:</p> <p>In person party for 85th anniversary?</p> <ul style="list-style-type: none"> • Vice President / Stephen Roditti • Secretary / Stephen Martin-Pinto • Treasurer/Carolyn Squeri
7:10 pm – 7:20 pm	<p>Committee Reports(15 mins)</p> <ul style="list-style-type: none"> • Public Health / George Wooding • • Other committee updates <p>Congestion Pricing Update / Stephen Martin-Pinto</p>
7:20 pm – 7:50 pm	<p>Stonestown Development Project – Reuel Daniels (Brookfield Properties) • Update on new development proposal at Stonestown</p>
7:50 pm – 8:20 pm	<p>Jen Low (Aid to Supervisor Myrna Melgar)</p> <ul style="list-style-type: none"> • Report on Supervisor Rafael Mandelman's housing proposal <p>Notes:</p> <p>Housing element to be updated to match ABAG housing goal and RHNA - Regional Housing Needs Allocation requiring increased density to meet goals</p> <p>https://www.sfhousingelement.org/</p> <p>Melgar proposes 4-plexes on corner lots near transit stations, including Balboa Park, West Portal and Glen Park</p> <p>District 7 housing planning process contact Jen.Low@sfgov.org</p>
8:20 pm – 8:35 pm	<p>Land Use Committee Update (Mark Scardina)</p> <ul style="list-style-type: none"> • Land use committee update <p>Redistricting exercise underway</p>

	<ul style="list-style-type: none"> • AB9 update
	<p>AB 9 has passed Housing & Gov/Fin Comm as of 4/22 - allows for lot splitting/duplex on single-family homes</p> <p>Amendments include 2 more than 2 units per lot, min. 800 sq. ft., split not greater than 40/60 split, owner occupancy or non-profit for at least 1-year, restrictions end 1/2027, two units + adu or jadu allowing up to 4 units</p> <p>No new introduction of setbacks, must use some % of existing structure SB 9 doesn't overrule CC&R's but SB 10 would</p> <ul style="list-style-type: none"> ● AB10 update <p>AB 10 has passed Housing & Gov/Fin Comm as of 4/22</p> <p>Amendments include override of any covenants or restriction or condition in any deed, contracts, etc....specifically says that CC&R's are "unenforceable" if they would counter any of the entitlements that the state-wide rules allow. So CC&R's could still control what color you paint it, but not block subdivision.</p> <p>Up to 10 units per parcel, density may not be reduced after development Once zoning has changed, the legislation will be the "reason" and it is changed (so it would not revert back)</p> <p>Maintains affordable housing protections</p> <p>Strengthens non-CEQA project exemption, automatic CEQA exemption</p> <p>District 7 redistricting</p> <p>A task force will be convened from August 1, 2021-November 18, 2022 to look a possible redistricting of District 7 (likely creating a smaller area). There would be 9 members (3 appointed by the Mayor, 3 appointed by the Board of Supervisors, and 3 appointed by the Election Board). Interested individuals can submit their names for the Election Board seats must be 18+ in age, have not been a candidate or currently hold a political office during the last 5 years, are knowledgeable about the neighborhoods and geography, has a flexible schedule and has no conflict of interest.</p>
8:35 pm – 8:45 pm	<p>Future Agenda Items for Consideration</p> <p>Redistricting commercial zones re: formula retailing concentrations</p>
8:45 pm	<p>Adjournment</p>