

## **Small Business Forward**

### **Potential Relocation Assistance to be Offered**

- Relocation assistance
- Tenant consent, right to return & other proposals discussed
- Grants and loans via developer and/or city funded

### **Small Business Corridor Vibrancy Supports**

- Good neighbor construction policies
- Discourage long-term vacancies through enforcement and collection of the storefront vacancy tax

Dear Planning Commission,

We are writing as small businesses rooted in our communities in San Francisco, who are relied upon to provide linguistically, culturally, and economically accessible goods and services.

The current pressure to displace small businesses comes from upzoning mandates to build more housing in San Francisco. Local small businesses would benefit from prioritizing the approved equity-based actions to address the City's affordability crisis. The Race & Equity in all Planning Coalition worked with San Francisco's Planning Department staff to get dozens of equity-based actions to guide the City's housing policies.

**Small businesses deserve a voice in our displacement. We are asking the Planning Commission to adopt the following permanent controls for neighborhood-serving small businesses in San Francisco:**

- Require that no demolition can proceed unless the existing small businesses provide prior consent.
- Require developers to build new space(s) in their new development that conform(s) to the specifications and needs of the existing small business(es)
- Require developers to provide substantial relocation assistance to the small business(es) for when they move out temporarily (could be modeled after the Uniform Relocation Act)
- Require developers to pay the difference in commercial rent during the relocation period
- Require developers to pay relocation costs for the business(es) to move back in to their new space(s)
- Require developers to pay for marketing for the small business(es) for the period of relocation and for up to a year after the business(es) move(s) back into the new development
- Require developers to provide the new space(s) to the existing business(es) for their prior rent for at least 10 years with no more than Consumer Price Index rent increases annually
- Conditional Use Authorization required for displacement of neighborhood-serving businesses and Legacy Businesses
- Require and strengthen notice period asks

Thank you for your consideration,

Race & Equity in all Planning Coalition (REP-SF)  
Small Business Forward

1010 Wash & Dry  
Alembic  
Alimentari Aurora  
Alla Prima Lingerie and Swim

Joe's Ice Cream  
KJ Produce Market  
La Lucha Coffee  
La Méditerranée  
Lomo Libre Peruvian Kitchen  
Looking Sharp  
Lotus Bleu  
Lotus Tao Culture Association  
Lucho's  
Many Veils  
Marina Supermarket  
Mercury Cafe  
Miel  
Modern Design Salon  
Mother  
Mothership  
Nicole Album Illustration  
No Shop & Nowhere  
Noe Valley Market  
Nue Beauty Inc.  
Ocean Cyclery  
Outer Orbit  
Palm City  
Pelican Media  
Primrose Skincare  
Relic Vintage  
Rising Star Laundry  
Ritual Coffee Roasters  
Rock Bar  
Rotations SF  
San Francisco Vintage  
Scarlet Lounge  
SF Beauty Network  
Sour Cherry Comics  
STEMful | STEM Education for Kids  
Studio Aurora  
Sunset Music Co  
Sunshine Art House  
TANTRUM -toy store  
Ten-ichi  
The Front Porch  
The Golden Hour  
The Laundry Corner  
The Pizza Place on Noriega  
The Plough & the Stars  
The Ruby

**From:** [Carroll, John \(BOS\)](#)  
**To:** "David Black"  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Support the Upzoning Plan! - BOS File No. 250552  
**Date:** Tuesday, June 17, 2025 11:01:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

**John Carroll**  
**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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-----Original Message-----

From: David Black <[dblack5837@gmail.com](mailto:dblack5837@gmail.com)>  
Sent: Tuesday, June 17, 2025 8:47 AM  
To: Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>  
Subject: Support the Upzoning Plan!

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Mr Carroll,

Please advise Supervisors Melgar, Chen and Mahmood that I and many others in North Beach SUPPORT the Upzoning Plan. Vocal groups like Telegraph Hill Neighbors get a lot of attention but they do not represent all or even most of us here in D3. I have spoken about this issue with many of my neighbors and we would like to see change. New buildings are welcome and will bring more housing, new businesses, new people and a vitality to our streets that is currently lacking.

Please support the Upzoning Plan!

Sincerely, David Black. North Beach

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Brianna Morales](#); [ChenStaff](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#)  
**Cc:** [Jane Natoli](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Petition in Support for SF Rezoning Plan - BOS File No. 250552  
**Date:** Tuesday, June 17, 2025 11:01:00 AM  
**Attachments:** [image001.png](#)  
[Petition Rezoning LandUse.pdf](#)

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---

**From:** Brianna Morales <brianna@housingactioncoalition.org>

**Sent:** Monday, June 16, 2025 1:55 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>

**Cc:** Jane Natoli <jane@yimbyaction.org>

**Subject:** Petition in Support for SF Rezoning Plan

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Dear Members of the Land Use Committee,

I'm writing on behalf of the Housing Action Coalition to share our joint petition with YIMBY Action in strong support of San Francisco's proposed rezoning plan.

Attached, you'll find the [petition](#) and a list of signers -- residents from across the city who believe in building more homes in every neighborhood and making San Francisco a more affordable, inclusive place for current and future generations.

Many of these signers will also share comments and personal stories today at the Land Use Committee that reinforce the urgency of this moment. We hope you'll consider their voices as you move this critical plan forward.

Please don't hesitate to reach out if you have any questions. Thank you for your leadership.

--

In support,

**Brianna Morales** | Pronouns: She/Her  
Community Organizer | Housing Action Coalition  
555 Montgomery St, San Francisco, CA 94111  
Cell: (619) 535-6182 | Email: [brianna@housingactioncoalition.org](mailto:brianna@housingactioncoalition.org)

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**From:** [Carroll, John \(BOS\)](#)  
**To:** [Stephen Torres](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Letter to Land Use Re: Housing Choice Plan - BOS File No. 250552  
**Date:** Tuesday, June 17, 2025 11:01:00 AM  
**Attachments:** [2025.06.16%20Letter%20to%20Land%20Use%20Re-%20Housing%20Choice%20Plan.pdf.pdf](#)  
[image001.png](#)

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**Assistant Clerk**

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**From:** Stephen Torres <stephenjontorres@gmail.com>

**Sent:** Monday, June 16, 2025 4:25 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>

**Subject:** Letter to Land Use Re: Housing Choice Plan

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Good afternoon Clerk Carroll,

Please see my attached letter to the committee. As always thanks for your time.

Sincerely,

Stephen Torres

Stephen Torres  
Mission District  
San Francisco, California 94110

June 16, 2025

The Land Use & Transportation Committee of the San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, California 94102

Good afternoon Chairperson Melgar and Members of the Land Use & Transportation Committee,

I thank you for holding this hearing on the proposed Mayor's Housing Choice Plan, inviting both the Planning Department Staff to present as well as receiving critical public feedback.

I am deeply concerned with this plan as proposed and moreover the City's overall analysis that this is a viable and sustainable path to meeting the affordable housing crisis, increasing economic crush on middle to low income residents and small businesses, and quickening impacts of climate change.

Although Planning Staff assert that this provides opportunities to meet all these challenges, it in fact, ensures nothing of the kind. It only ensures to further clear the way for general development in ways that state legislators are already achieving. It also cannot be guaranteed that any protections suggested by Planning will in fact be enforceable in mitigating what has already been predicted as a speculative land rush resulting in the eviction of small businesses and longtime residents and degradation of our communities and environment.

Residents have rightly alluded to the implementations of the Urban Redevelopment era under the administration of Justin Herman in mirroring what is before us today both in design and what are likely to be the same negative outcomes both long term and in real time. Except this time it cannot be undone. The late former City Planning Director Allan Jacobs acknowledged the failure of that implementation and the department rightly began to course correct in light of the devastation of what happened to neighborhoods like the Western Addition. Although exclusionary coding was part of this fallout, the resulting decades have wrongly been mischaracterized as only that and not also the assertion of sovereignty and discretion of the people of San Francisco over what happens in their communities.

As we see the sovereignty of the people being repealed nationally, does it seem prudent or wise to further roll back regulations and discretion over the land our communities live on when that same land is actively being eyed for deregulation by this current federal administration. When our most vulnerable people and their livelihoods are currently already in the crosshairs of this government, do we further imperil them through careless legislation only created at the behest of profit.

I strongly urge you to consider this plan thoroughly and, whenever uncertain, defer to the people who live in this city and not those who wish to develop it or legislators acting on their behalf.

Sincerely,

Stephen Torres

Districts 8 & 9 Resident and Small Business Worker

**From:** [Carroll, John \(BOS\)](#)  
**To:** [D M LaPointe](#)  
**Cc:** [Wtpcc Delegates](#); [Wtpcc Officers](#); [Farrah, Michael \(BOS\)](#); [Low, Jen \(BOS\)](#); [Joel Engardio](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Informational Hearing - 2025 Housing Element Rezoning - BOS File No. 250552  
**Date:** Tuesday, June 17, 2025 11:01:00 AM  
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---

**From:** D M LaPointe <president@westoftwinpeaks.org>

**Sent:** Monday, June 16, 2025 4:27 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>

**Cc:** Wtpcc Delegates <wtpcc-delegates@googlegroups.com>; Wtpcc Officers <wtpcc-officers@googlegroups.com>; Farrah, Michael (BOS) <michael.farrah@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Joel Engardio <jengardio@gmail.com>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>

**Subject:** Informational Hearing - 2025 Housing Element Rezoning

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June 16, 2025

Land Use and Transportation Committee  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Chair Melgar and Members of the Committee,

On behalf of the West of Twin Peaks Central Council, founded in 1936 and representing the collective voice of more than 18 neighborhood organizations on San Francisco's west side, we write to share our perspective on the ongoing upzoning and objective design standards process.

WTPCC has been actively engaged and working in good faith at the committee level to help shape objective design standards that reflect the distinctive character, topography, and long-standing role of our neighborhoods. We remain committed to that work and appreciate the opportunity to participate constructively on the technical aspects of design guidelines.

At the same time, we feel it is important to express that we have significant concerns with the underlying policy direction driving this process. While we fully support reasonable, well-planned growth and have already welcomed substantial new housing - including major projects like Parkmerced, Balboa Reservoir, Stonestown, and widespread 4-plex zoning - we do not believe that broad-based upzoning of long-established, stable family neighborhoods is either necessary or the right approach for San Francisco.

We recognize and respect that the City is operating under state housing mandates, and we will continue to work earnestly to contribute to solutions within that framework. However, we believe the approach being pursued is unnecessarily heavy-handed and risks undermining the long-term stability, livability, and diversity that have defined San Francisco's neighborhoods for generations.

Growth is occurring. What is at issue is not whether to grow, but *how to grow intelligently* without destabilizing existing housing stock and neighborhood ecosystems that already serve families, seniors, and workers.

The physical and environmental realities of our neighborhoods must guide growth. Unlike flat grid neighborhoods, West of Twin Peaks was master-planned around steep slopes, narrow curving streets, engineered terracing, and fragile topography. Any growth proposal that ignores these physical constraints is not only poor planning but risks unintended environmental, infrastructure, and safety consequences.

Our neighborhoods serve an important role in the city's overall housing ecosystem, providing stable, multi-generational family housing that complements higher-density growth elsewhere. San Francisco's strength has always come from the diversity of its neighborhoods, not from applying a one-size-fits-all approach to every part of the city.

We appreciate the Committee's consideration of these perspectives, and we hope future policymaking will continue to recognize the importance of balanced, neighborhood-specific planning that allows for growth while preserving the distinct qualities that have made San Francisco a livable and diverse city.

Thank you for your time and attention.

--

Denise M. LaPointe  
President  
WTPCC

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Richard Frankel](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Comments June 16 - BOS File No. 250552  
**Date:** Tuesday, June 17, 2025 11:01:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

**John Carroll**  
**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Richard Frankel <rfrank1@yahoo.com>  
**Sent:** Monday, June 16, 2025 1:39 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** Comments June 16

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello John,



Please include these comments in the hearing minutes (though I will also speak in the committee meeting).

Supervisor Melgar & Committee Members, thank you for your time today. My name is Richard Frankel, long-time Sunset resident, and proud parent of two kids born and raised in my neighborhood. I'm here representing the Westside Family Democratic Club. We represent hundreds of families in San Francisco's western neighborhoods. We are committed to making San Francisco a place where families are welcome and can thrive - and so we strongly support the Family Zoning Plan, and are eager to see new homes built in the Westside of San Francisco.

Building more homes is the *only way* to make it possible for our kids to live here, for our parents to downsize to apartments, for rent increases to slow down and reverse, for our small businesses to thrive, and to reduce homelessness. We are eager for the change needed to address these issues. Adding more homes to San Francisco is the only way to keep our neighborhoods vital, active and healthy. One of the strengths of Family Zoning is that it focuses development along transit and commercial corridors, which will allow small business to boom, create walkable communities, and ensure that occupants of new housing have access to public transit.

So we ask the Board of Supervisors to pass this Zoning Plan, and add to it by making it easier to replace our outdated, aging housing stock with the multi-family housing we desperately need. let's make it easier for families to come to and stay in San Francisco - and build a city that works for the next generation.

----

Richard Frankel  
m: 415-269-7947

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Casey](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Comment in Support of the Zoning Plan - BOS File No. 250552  
**Date:** Tuesday, June 17, 2025 11:01:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

**John Carroll**  
**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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**From:** Casey <caseyfrost13@gmail.com>  
**Sent:** Monday, June 16, 2025 1:57 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** Comment in Support of the Zoning Plan

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

I support the family zoning plan but I think the plan should resemble state SB 79 around quality transit stops.

Regards,

Casey

D7 Resident

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Patricia Solis Fillon](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Land Use & Transit Hearing comments re Housing Element Rezoning - BOS File No. 250552  
**Date:** Tuesday, June 17, 2025 11:01:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

**John Carroll**  
**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Patricia Solis Fillon <solisfillon@hotmail.com>  
**Sent:** Monday, June 16, 2025 12:56 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>  
**Subject:** Fwd: Land Use & Transit Hearing comments re Housing Element Rezoning

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please see my comments pertaining to item 250552 at today's meeting. Thank you.

To Whom it May Concern:

My family and I have lived in Ingleside Terraces for 21 years. We raised our 3 kids here, attended the nearby schools and parish, and shop along Ocean Avenue. We LOVE our neighborhood, BUT we know it can be better and more equitable.

My husband and I are both practicing Architects and Urban Planners. I have had the privilege of leading two projects that have earned multiple Historic Preservation Awards, so I understand the value historic fabric brings to the City. However, I believe the upzoning brings far more benefits. Our children and elders might be able to afford to stay in the City, attend the local schools, and support the local businesses. The kind of walkable, vibrant commercial districts we aim for cannot exist and thrive without sufficient density.

My family and I ride Muni and BART to work and activities daily; We recognize it's a wonderful resource to have so close to our house. One of my daughters is special needs and through travel training at school, has learned to ride the K independently from our house to her program at The Arc SF. (I never imagined I'd see the day.) It's an easy and incredibly convenient commute. I want more people to be able to enjoy that

resource, not just those of us who managed to squeak into the housing market 20-something years ago. It would be unconscionable to not open that door to others by providing much needed housing along transit corridors.

My sense is, a lot of people push back from increased density for fear of change. I say, things can't be frozen in how the City was developed a century ago. We need to let go and pass the torch. The next generation is already facing the daunting obstacles of climate change, national debt, and a housing crisis. Let's not limit their options to live in this incredible City we all love.

Thank you

Patricia Solis & Alfonso Fillon

Sent from my iPhone

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)  
**Subject:** 2 Letters regarding File No. 250552  
**Date:** Monday, June 16, 2025 11:56:59 AM  
**Attachments:** [2 Letters regarding File No. 250552.pdf](#)

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Hello,

Please see attached for 2 Letters regarding File No. 250552, which is Item No. 2 on today's Land Use and Transportation Committee agenda.

**File No. 250552:** Hearing on the 2025 Housing Element Rezoning and related policies including, but not limited to, affordable housing, tenant protections, and small business support; and requesting the Planning Department and Mayor's Office to present. (Melgar)

Sincerely,

**Joe Adkins**  
**Office of the Clerk of the Board**  
**San Francisco Board of Supervisors**  
**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco, CA 94102**  
**Phone: (415) 554-5184 | Fax: (415) 554-5163**  
[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**From:** [Patricia Solis Fillon](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Alfonso Fillon](#); [Patricia Solis Fillon](#)  
**Subject:** Land Use & Transit Hearing comments re Upzoning  
**Date:** Monday, June 16, 2025 10:17:47 AM

---

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## To Whom it May Concern:

My family and I have lived in Ingleside Terraces for 21 years. We raised our 3 kids here, attended the nearby schools and parish, and shop along Ocean Avenue. We LOVE our neighborhood, BUT we know it can be better and more equitable.

My husband and I are both practicing Architects and Urban Planners. I have had the privilege of leading two projects that have earned multiple Historic Preservation Awards, so I understand the value historic fabric brings to the City. However, I believe the upzoning brings far more benefits. Our children and elders might be able to afford to stay in the City, attend the local schools, and support the local businesses. The kind of walkable, vibrant commercial districts we aim for cannot exist and thrive without sufficient density.

My family and I ride Muni and BART to work and activities daily; We recognize it's a wonderful resource to have so close to our house. One of my daughters is special needs and through travel training at school, has learned to ride the K independently from our house to her program at The Arc SF. (I never imagined I'd see the day.) It's an easy and incredibly convenient commute. I



want more people to be able to enjoy that resource, not just those of us who managed to squeak into the housing market 20-something years ago. It would be unconscionable to not open that door to others by providing much needed housing along transit corridors.

My sense is, a lot of people push back from increased density for fear of change. I say, things can't be frozen in how the City was developed a century ago. We need to let go and pass the torch. The next generation is already facing the daunting obstacles of climate change, national debt, and a housing crisis. Let's not limit their options to live in this incredible City we all love.

Thank you  
Patricia Solis & Alfonso Fillon

Sent from my iPhone

**From:** [Tracy Clagett](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [board@ithasf.org](mailto:board@ithasf.org)  
**Subject:** Upzoning Plan--Hearing June 16, 2025  
**Date:** Saturday, June 14, 2025 11:09:11 AM

---

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Dear Members of the Land Use and Transportation Committee, District 7 Supervisor Melgar, and full Board of Supervisors:

I am writing to you as a forty-year resident of the Ingleside Terraces neighborhood of San Francisco. As I have learned about the proposed Upzoning Plan for the west side of the city, I have come to see it as hazardous for my personal well-being and for my neighborhood.

Let me tell you briefly how this plan could affect my own property. As I understand it, the plan allows the construction of a multi-story, multi-unit building on any corner lot in Ingleside Terraces. I live beside a corner lot. There are also two corner lots directly across the street from my house on Estero Ave. That is, the entire block between Alviso St. and Monticello St. facing my home consists of two side-by-side corner properties. Thus, one day, according to the plan, I could possibly see three multi-story, multi-unit structures rising beside and directly facing my property, devastating my home visually and environmentally.

And similar development could occur at multiple locations in the neighborhood, effectively destroying Ingleside Terraces. For this reason, and as a long-time San Francisco resident and voter, I urgently petition you not to enact this plan for my neighborhood and our city.

Yours sincerely,  
E.T.Clagett

**From:** [Carroll, John \(BOS\)](#)  
**To:** ["George Wooding"](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [MahmoodStaff](#); [ChenStaff](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: San Francisco Land Use and Transportation Committee, June 16, 202552  
**Date:** Monday, June 16, 2025 9:47:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

**John Carroll**  
**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** George Wooding <gswooding@gmail.com>  
**Sent:** Sunday, June 15, 2025 10:00 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Cc:** Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; George Wooding <gswooding@gmail.com>  
**Subject:** San Francisco Land Use and Transportation Committee, June 16, 202552

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**Dear Mr Carroll,**

**Please accept this written testimony and distribute to Committee members.**

## **Vote “NO” on the SF Planning Department’s Height Zoning Map**

**Board of Supervisors file number 250552.**

**Dear land use and transportation committee I am writing to express my deep concern about Mayor Lurie’s upcoming zoning plan.**

**This flawed plan will be permanent, while the housing targets behind it are speculative. There’s no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities. In fact, the Planning Department will ignore CEQA.**

**San Francisco only needs to build 34,000 homes by 2033 the city should push back on any State attempts to over-regulate San Francisco.**

**The MTA and a ABAG and RHNA are all using flawed methodology to figure out the number of homes needed in San Francisco, especially low income and affordable housing homes. San Francisco lost another 3,000 residents in 2024 and will continue to lose residents regardless of the potential of artificial intelligence and nanotech.**

**Why would a company locate in the most expensive place in the United States?**

**It is not a crime to be too poor to own a house in San Francisco. 65% of San Francisco households rent their homes. The real crime is to use entitlement legislation to push existing homeowners and small businesses out of their neighborhoods to make room for developer profits and “affordable Wienerville housing.”**

**Californians used to believe that if they could not afford a home in one area that they could live in a less expensive area. Today’s**

homeowning San Franciscans worked-hard, saved their money, lived frugal lives and only then purchased houses that were commensurate with each resident's income level. We cannot all live in Pacific Heights.

Today, the smell of State and city housing entitlements must be scraped off the bottom of current San Francisco homeowner's shoes. State Senator Scott Wiener, developers, the SF Planning Department and YIMBY's (Yes In My Back Yard)—mostly millennials-- are on the verge of destroying the character of neighborhoods throughout San Francisco. Their mission is to make residential units smaller, denser and affordable, and place these units throughout neighborhoods.

As soon as home interest rates become reasonable for developers to make a profit, four-to-six residential units will be built.

The tradeoff? Large tracts of residential housing will be added to existing yresidential neighborhoods. Much of this new housing will be deemed "affordable housing." These new homes are called "Wienvilles" in honor of Scott Wiener's horrible housing legislation. With developer money, compliant San Francisco Politicians backing, and an army of low-income millennials, Wiener became former San Francisco Mayor London Breed's housing Rasputin.

Thoughts:

- little or no new housing is needed .
- the zoning plan does not meet the city's need for affordable housing.
- The plan will harm small businesses. Upzoning will significantly impact the quality of life and environment in San Francisco.

I urge the Planning Commission to carefully consider the foregoing in its review of the "Expanding House Choice" program.

Thank you for your consideration.

Respectfully,

George Wooding

**415 695-1393**

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Jean Barish](#)  
**Cc:** [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [SauterStaff](#); [SherrillStaff](#); [Walton, Shamann \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** FW: Item #2 - 250552 June 16 LUTC Meeting Agenda  
**Date:** Monday, June 16, 2025 9:45:00 AM  
**Attachments:** [25\\_06\\_15 LUTC Letter.docx](#)  
[25\\_06\\_15 LUTC Letter.docx](#)  
[image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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**From:** Jean Barish <jeanbbarish@hotmail.com>

**Sent:** Sunday, June 15, 2025 3:28 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>

**Cc:** MelgarStaff (BOS) <melgarstaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; SherrillStaff <SherrillStaff@sfgov.org>; Walton, Shamann (BOS)

<shamann.walton@sfgov.org>

**Subject:** Item #2 - 250552 June 16 LUTC Meeting Agenda

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Attached please find a letter to the Board of Supervisors Land Use and Transportation Committee, regarding the following Agenda Item that will be heard at the June 16 meeting of the LUTC.

Please include this letter in the meeting packet.

Thank you,

*Jean*

*Jean B Barish*

*[jeanbbarish@hotmail.com](mailto:jeanbbarish@hotmail.com)*

*President, Planning Association for the Richmond*





June 15, 2025

Land Use and Transportation Committee  
San Francisco Board of Supervisors  
City Hall, 1 Dr. Carleton Goodlet Place, Room 244  
San Francisco, CA 94102-4689

Re: June 16 LUTC Meeting Agenda Item 250552 [Hearing - 2025 Housing Element Rezoning]

Dear Supervisors Melgar, Chen, and Mahmood:

I am writing on behalf of Planning Association for the Richmond ("PAR"), an organization representing hundreds of Richmond District residents, regarding proposed upzoning as part of the Planning Department's "Expanding Housing Choice" Program, which you refer to as the "2025 Housing Element Rezoning." For the reasons set forth below, PAR strongly opposes the zoning changes as currently proposed.

Little or No New Housing is Needed

A recent audit conducted by the office of the California State Auditor has determined that the Regional Housing Needs Assessment ("RHNA") that the Department of Housing and Community Development (HCD) uses to provide key housing guidance for the State's local governments is not accurate. Data entry is flawed; HCD could not demonstrate that it considered all of the factors that state law requires; and HCD could not support its use of healthy housing vacancy rates. Additionally the HCD assessment relies on unsubstantiated projections of future housing needs. (<https://information.auditor.ca.gov/reports/2021-125/index.html>)

San Francisco's housing debate is stuck in outdated mandates and assumptions that no longer reflect reality. In addition to the inaccuracy of the RHNA numbers, from 1990-2023, San Francisco's population grew an estimated 11.7%, while the City added an estimated 27.3% housing units. And San Francisco's future growth is projected to be only .03% from 2020-2030. There is no need to add over 82,000 new homes for only 2,683 new residents.

5758 Geary Blvd., #356 San Francisco, CA 94121-9804  
415-541-5652 Voicemail  
[sfparpresident@gmail.com](mailto:sfparpresident@gmail.com)



### The Plan Does Not Meet the City's Need for Affordable Housing

The proposed upzoning plan fuels speculative development, threatening to replace existing affordable housing with luxury condominiums. This leads to the demolition of rent-controlled units, displacing tenants, many of whom have lived in their apartments for decades. The City acknowledges the risk of mass displacement, but it lacks a plan to support affected tenants.

The City should focus on ways to finance the over 72,000 approved, community-backed housing units awaiting construction. Additionally, the City should advocate for State recognition of housing capacity recently permitted by four-plexes and six-plexes on single-family lots -- the preferred housing type.

The current upzoning Plan will lead to more evictions, higher rents, and the loss of cherished open spaces. This is unacceptable.

### The Plan Will Harm Small Businesses

Not only will tenants lose their homes, but the many small businesses, including over 400 Legacy Businesses that make San Francisco's neighborhoods so unique, will also be decimated. Commercial tenants, almost all of them small independent businesses, will get nothing: California doesn't allow commercial rent control or commercial displacement protections. A small community-serving business that is displaced for new construction will likely never come back.

Since there is no commercial rent control in California, and 90% of business owners in San Francisco do not own their buildings, every new building that replaces a pre-existing one will result in the loss of one or more small businesses. In addition, there are no requirements in the Plan to have new commercial space sized so that it would be affordable, pricing out local businesses by speculative property flips and rising commercial rents. This would have an unacceptable, impermissible impact on the very heart of San Francisco. It must be prevented.

### Density Decontrol Throughout the Residential Neighborhoods Must be Eliminated from the Plan

The most recent Plan includes a "sea of blue" throughout many neighborhoods of single-family and two or three unit buildings.

[https://experience.arcgis.com/experience/6e0e399f9c82456dbda233eacebc433d/#data\\_s=id%3AdataSource\\_3-195febbfca6-layer-24-195fe855951-layer-20%3A104373](https://experience.arcgis.com/experience/6e0e399f9c82456dbda233eacebc433d/#data_s=id%3AdataSource_3-195febbfca6-layer-24-195fe855951-layer-20%3A104373)



Those areas in the “sea of blue” are identified as sites where density decontrol could apply. Specifically, corner homes and mid-block buildings on lots over 8,000 square feet could be converted to multi-unit buildings up to 65 feet tall. And all the other homes on these residential streets could be converted into 4 story buildings with ten, twelve, or perhaps even more units. The net effect of this density decontrol is that up to 800,000 units could be built if this Plan is accepted.

This is absurd on its face. It could result in the addition of over ten times the number of units mandated by the State. This density decontrol recommendation is a recent addition to the Plan. Common sense mandates it must be rejected.

#### Upzoning will Significantly Impact the Quality of Life and the Environment in the Richmond

The proposed upzoning will radically alter the neighborhood character of the Richmond District, impacting the quality of life for its residents as well as the quality of the environment. Towering buildings in our neighborhoods will cast long shadows, block sunlight, erase historic character, and disrupt the human-scale streetscapes that define San Francisco’s unique identity. There will be significantly more congestion and environmental pollution; there are no provisions for increased infrastructure or transit to accompany a significant increase in population; views will be blocked; and beloved neighborhood corridors will be transformed into luxury enclaves for investors—not homes for working families.

The state’s mandate to build a significant number of new units does not include a clear plan for water, sewer, emergency services, transportation, or schools. Further, the Plan allows 80% lot coverage, threatening greenbelts, tree canopy, and neighborhood character, with no updated environmental review. There is no protection against demolition of our history or impact on the community.

#### There are Alternatives to Extensive Upzoning

PAR does not oppose all development. But instead of a massive upzoning and density decontrol Plan that will create a great deal of disruption, displacement, and environmental damage, PAR favors the following:

- targeted rezoning and development.
- community participation in all development decisions
- protections for tenants and businesses
- the revitalization of downtown San Francisco by converting offices to residences.



- consideration of environmental issues, the need for sound infrastructure and transit planning, and the importance of maintaining community character

PAR looks forward to working with your Committee, Planning Commission, the entire Board of Supervisors, and Mayor Lurie to assure that any new zoning will be equitable as well as effective. We urge you to carefully consider the foregoing in your review of the “2025 Housing Element Rezoning.”

Thank you for your attention to these issues.

Sincerely,

*Jean Barish*

Jean Barish  
President, Planning Association for the Richmond

cc: Mayor Daniel Lurie, San Francisco Board of Supervisors; San Francisco Planning Commission; Director, Richard Hillis

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Marilu Donnici](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Land use and transportation - BOS File No. 250552 - LUT Monday June 16, 2025  
**Date:** Monday, June 16, 2025 9:44:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

**John Carroll**  
**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

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**From:** Marilu Donnici <[mdonnici@pacbell.net](mailto:mdonnici@pacbell.net)>  
**Sent:** Saturday, June 14, 2025 12:36 PM  
**To:** Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>  
**Subject:** Land use and transportation

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a handicap senior citizen.

Here are listed points not in favor of the City's Planning Department rezoning streets.

I urge you to vote against this rezoning!

- There has been no outreach or engagement with any of the affected neighborhoods. Most of us have just learned of this in the past week and most residents of San Francisco know nothing about these proposals.
- Raising building heights in vast areas of the city beyond major transit corridors WILL NOT result in the kind of affordable housing we need.
- Raising heights along our unique neighborhood commercial corridors will impact the historic character and neighborhood scale of these streets, forever changing our city of neighborhoods.
- Raising height limits in low-scale residential neighborhoods will not produce the housing units and more importantly the AFFORDABLE housing units we need.
- Many schools, churches, grand Victorians, historic resources, along with homes in residential neighborhoods have been included.
- Send this map back to the Planning Department for more study - taking a highlighter and marking parcels is not Urban Planning.
- San Francisco is a great city and deserves great "Planning" - please do the work to identify appropriate sites and do not create a situation where neighborhood character throughout the city is destroyed.
- The current infrastructure for transportation, water, and emergency services will not support this plan. It will not succeed.
- The streets on many identified streets could not support the massive construction of 6-8 story buildings that were never intended in these residential communities.
- Historic resources throughout these areas could be permanently adversely impacted.
- We have seen no visualizations of what our neighborhoods will look like as a result of these height increases; taking a highlighter and coloring a map is NOT urban planning.
- Planning staff has obviously not even gone to look at the lots they have included; if they had there are many that would not have been included, and many more that could have been included.
- The many vacant spaces in high rises and all over downtown should not be overlooked - and should be in this plan. They could provide large numbers of units in buildings that are already tall, and close to theaters, stadiums, attractions, restaurants, and shops. Those areas

NEED housing units. The numbers of units could be very high.

- San Francisco needs proper "Urban planning" while upholding liveability standards, and maintaining, not potentially ruining, neighborhood character, which is a defining San Francisco feature.
- There should be appropriate community engagement with an opportunity for review, feedback, and suggestions.
- Planning needs to focus on creating Affordable Housing for very low, low and middle-income families, which is what the city really needs. These upzoning measures will not generate affordable units.
- The price is too high for the unfunded mandates that these proposals would cause.
- This Up zoning plan encourages the development of luxury high-rises, while neglecting the interests and well-being of current residents and tax-payers; It disregards San Francisco's established and historic landscape in favor of No N hypothetical future residents, while people and families continue to leave the city. Marilu Donnici San Francisco resident District 7

Sent from my iPhone

Sent from my iPad

Mary Louise Donnici

Sr. Loan Officer

Pacific Bay Lending, Inc.

CA Bureau of Real Estate #[1375656](#), [01874818](#)

NMLS# 237617, 318011

Direct [415-794-4554](#)



**From:** [T Flandrich](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)  
**Cc:** [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#); [Carroll, John \(BOS\)](#)  
**Subject:** Item #2 250552 2025 Housing Element Rezoning IN OPPOSITION  
**Date:** Friday, June 13, 2025 4:35:28 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

13. June 2025

Dear Chair Melgar, Supervisor Chen and Supervisor Mahmood,

I am writing today as a 40+ year resident of North Beach, the chair of the North Beach Tenants Committee, also as a tenant counselor and longtime advocate for truly affordable housing, especially in my neighborhood. Over the years, we have witnessed the waves of speculation that displaced hundreds of our neighbors as investors, corporations came in outbidding mom & pop landlord wannabes, removing the existing affordability levels for both residential tenants and small business owners and destroying the social, economic, and cultural fabric of our diverse community.

The latest proposal for Upzoning North Beach, Fishermans Wharf, the Waterfront -under the guise of "Expanding Housing Choices" (or now, "The SF Family Zoning Plan") -will result in doing just the opposite. Allowing the demolition of our existing housing, and our small businesses without tenant protections, without any affordability requirements, without a required 1:1 replacement of affordable rentals means only market rate luxury condos will continue to be built in this community. There are existing condo projects, fully permitted x 5yrs yet to break ground, and several of the more recently built luxury condos sit vacant today, all while more of our hospitality, restaurant workers, our caregivers are forced out of city because of the lack of affordability. Speculation is once again rearing its ugly head as several multi-family, tenant occupied rent control buildings have been all-cash purchases in just the past 6 months, and the usual tactics of forcing tenants out are currently in play.

Please, I urge you to oppose this current upzoning proposal, to require a thoughtful plan to build the types of housing our diverse San Franciscan neighborhoods actually need, especially truly affordable housing, for both existing & future residents.

There must be a clear, detailed analysis of what type of housing currently exists and we must identify actual sites where we can build without destroying our existing rent controlled housing. If demolition is allowed, we cannot move forward until there are real, enforceable tenant protections in place for both small businesses and residential housing. A "right of return" means nothing if existing affordable rental housing & small businesses are demolished and the new development comes on the market as UNAFFORDABLE. There is no return. Please join us in opposing this current proposal which would cause more harm to our communities, and support incentivizing truly affordable housing to meet our existing & future needs.

Thank you for your consideration,  
Theresa Flandrich  
North Beach Tenants Committee



**From:** [Carroll, John \(BOS\)](#)  
**To:** [lgpetty](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Charlie Sciammas](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Revise Mayor's Massive Forced UpzonIng - This Is Not Reform. Re: Item #2 - 250552 June 16 Agenda  
**Date:** Friday, June 13, 2025 9:20:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

This hearing will be considered during the regular meeting on June 16, 2025. Please find the linked posted public agenda for this meeting below:

[Meeting Agenda – June 16, 2025](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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**From:** [lgpetty](#) <[lgpetty@juno.com](mailto:lgpetty@juno.com)>

**Sent:** Friday, June 13, 2025 1:09 AM

**To:** Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>

**Subject:** Revise Mayor's Massive Forced UpzonIng - This Is Not Reform. Re: Item #2 - 250552 June 16 Agenda

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear BOS Land Use Committee members Chair Melgar, Supervisor Chen and Supervisor Mahmood,

I strongly support community-determined zoning...  
NOT the currently proposed Mayor Lurie/Planning Dept. Upzoning Overreach

Notably there are no specific zoning site designations for 100% affordable housing with plans for City Acquisition, and no accompanying mandate to fund construction of affordable developments.

In addition, promised tenant protections, including the loudly-touted "right-to-return," are cruel deceptions -- inadequate and unenforceable. Tenants and small businesses have no real protections from harassment, demolition, and displacement.

The Board must take the initiative to enact real tenant and small business protection legislation NOW. It must be in place before any final widespread upzoning plan is considered for adoption.

The current misguided Mayor's plan, with intensive density allowances, also insures the creation mostly of small units, rather than the 3-to-5 bedroom family-friendly units the City needs.

Please do not be deceived or bullied or rushed into establishing what is really a massive Deregulation proposal.

It is wrong for The City,  
wrong for tenants, wrong for homeowners,  
and wrong for locally-owned mom & pop businesses.

This drastic upzoning is completely forced upon The City, and will only add to developers' profits by causing rents to rise for current and future residents. In the process, it will slowly, inexorably obscure or remove or drive away all we hold dear and endearingly unique in our beloved City.

Please reject this overly-broad upzoning and demand a true local community-determined zoning plan with an enforceable tenant and small business protection ordinance that will affirm and unite San Francisco.

Collaborate with community members on a revised plan to deliver what people really need -- affordable housing with anti-displacement guarantees. We can surely expand residential housing.

But it must be affordable. And it must be done by creation from the community upward; not imposition by investors downward.

The current proposal divides us with upzoning that is pure Deregulation dictated by politicians in Sacramento who do not have the interests of San Franciscans at heart. The removal of protective zoning constraints will result in waves of luxury condo building -- affordable only to high income newcomers.

This is not "housing for all."

This is not "expanding choice."

This is not Reform.

This is simply Planned Plunder.

We look to you for corrective action.

Here's a good start:

refuse to allow the Mayor to make catastrophic cuts to all the nonprofits who keep people housed.

Sincerely,

Lorraine Petty

District 2/5

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 8 Letters Regarding File No. 250552  
**Date:** Thursday, June 12, 2025 12:28:20 PM  
**Attachments:** [8 Letters Regarding File No. 250552.pdf](#)

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Hello,

Please see attached 8 letters regarding **File No. 250552:**

Hearing on the 2025 Housing Element Rezoning and related policies including, but not limited to, affordable housing, tenant protections, and small business support; and requesting the Planning Department and Mayor's Office to present.

Regards,

John Bullock  
Office of the Clerk of the Board  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-5184  
[BOS@sfgov.org](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

**From:** [brooks24@everyactioncustom.com](mailto:brooks24@everyactioncustom.com) on behalf of [Jonica Brooks](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** URGENT: Make San Francisco Affordable, Not Just Buildable  
**Date:** Thursday, June 12, 2025 9:59:17 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,  
Jonica Brooks  
San Francisco, CA 94114

**From:** [Maureen D&#39;Amico](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Land Use  
**Date:** Thursday, June 5, 2025 12:56:48 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To all members,

I am a San Francisco native and have never seen anything remotely similar to the city government trying to undermine our community.

When we bought our home as adults 48 years ago we chose Forest Knolls for its detached houses, peaceful surroundings and central location to everything in the city.

A muni stop and a short walk to Forest Hills Station.

A grammar school and playground serves the community.

Now, for some knee jerk reason you are contemplating upending our neighborhoods for what you believe is good for whom??

It's not enough that street and playground names are changed but now you want to change a peaceful family friendly neighborhood.

It would be a matter of time if you go ahead with upzoning before there are too many people, cars and traffic and the school children will be the ones who suffer.

Stop this plan now!!!!

Maureen D'Amico

**From:** [sunsetfog@everyactioncustom.com](mailto:sunsetfog@everyactioncustom.com) on behalf of [Shawna McGrew](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Blanket Upzoning DOES NOT Solve Housing Affordability!  
**Date:** Monday, June 9, 2025 12:46:11 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

On June 16, you will hear public comment on Mayor Lurie's massive blanket upzoning plan—which would double or triple height limits across large swaths of the city — with no affordability requirements, no protections against displacement, and no community input for what gets built or where.

It creates uncertainty and opens the door to speculation. And once this map is adopted, there's no going back. The state has banned downzoning. So if we get it wrong — if it leads to harm, abuse, or public backlash — we may be legally barred from undoing it.

We urge you to:

- Demand changes before legislation moves forward
- Protect neighborhood scale and affordability
- Stand with residents—not real estate lobbyists

Please listen to the community on June 16. We are counting on you.

Sincerely,  
Shawna McGrew  
San Francisco, CA 94122

**From:** [dinaegoldman@everyactioncustom.com](mailto:dinaegoldman@everyactioncustom.com) on behalf of [Dina Goldman](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** URGENT: Make San Francisco Affordable, Not Just Buildable  
**Date:** Tuesday, June 10, 2025 3:41:44 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability.

For my neighborhood, Ingleside Terraces, specifically, the proposal can ruin our historic neighborhood that is currently very walkable with beautiful landscaping and lots of natural light. It was designed as a neighborhood of single family residences. Adding giant apartment buildings would destroy the neighborhood. There is already a plan for adding housing at Stonestown, and Park Merced. There is a lot of opportunity on Ocean Avenue for larger structures as well. A proportional response can be taken which can provide housing while preserving our historic neighborhood.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,  
Dina Goldman  
San Francisco, CA 94127



**From:** [rlmichels@everyactioncustom.com](mailto:rlmichels@everyactioncustom.com) on behalf of [Robert Michels](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** URGENT: Make San Francisco Affordable, Not Just Buildable  
**Date:** Tuesday, June 10, 2025 8:30:53 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

I have lived in Ingleside Terraces for over 40 years and would be greatly affected by the upzoning plan. A high-rise structure behind my house would ruin the sunlight needed to live a healthy life. For the reasons I list below, I do not see a need for this plan.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,  
Robert Michels  
San Francisco, CA 94127

**From:** [sdaffer@everyactioncustom.com](mailto:sdaffer@everyactioncustom.com) on behalf of [Stephanie Daffer](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** URGENT: Make San Francisco Affordable, Not Just Buildable  
**Date:** Tuesday, June 10, 2025 8:37:30 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability. In my case, it would allow large, multi-story buildings directly behind my home in Ingleside Terraces, destroying the view and altering the culture of the neighborhood.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,  
Stephanie Daffer  
San Francisco, CA 94127

**From:** [Mietus-Snyder, Michele](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [board@ithasf.org](mailto:board@ithasf.org)  
**Subject:** Opposition to Ingleside Terraces Neighborhood rezoning  
**Date:** Wednesday, June 11, 2025 12:16:30 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern:

As a long-time homeowner and resident of Ingleside Terraces – who moved in at the start of 1992 – I want to add my concerns about the plans to upzone the neighborhood to permit destruction of existing homes and construction of four to six story multi-unit buildings not only along the more residential western end of Ocean Ave between Junipero Serra and Manor Drive, but potentially throughout Ingleside Terraces. There are already many neighborhoods in SF with higher density apartment and condominium dwellings – we very deliberately chose to move into the Ingleside Terraces neighborhood because it did not have this urbanized footprint.

Such an upzoning plan will put our neighborhood at risk for unwelcome aesthetic changes in sight lines, sunlight exposure, traffic density, refuse and pollution, with associated safety concerns in addition to the potential disruption of the established character and quality of life in our community.

Upzoning would incentivize the demolition of existing homes – promoting sales to the highest developer/bidder in lieu of refurbishing homes when ownership turns over – a natural remodeling/home recycling process that has kept our neighborhood so beautiful and desirable for decades.

Even if the city planned accordingly for the inevitable increase in population density of an upzoned neighborhood with infrastructure upgrades, including plumbing, electrical, internet, and schools, such a change would shift more Ingleside Terraces properties from owner occupied homes to rentals that are more transient (especially as we are positioned between two college campuses), destabilizing the social fabric of our community.

Please do not vote for community demolition and unraveling. In these times, more than ever, we need community building and engagement.

Sincerely,

Michele Mietus-Snyder, MD

144 Paloma Ave

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**From:** [Rennea Couttenye](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [ITHA Board](#)  
**Subject:** Upzoning Proposal - Commentary on the June 16th meeting  
**Date:** Wednesday, June 11, 2025 3:51:32 PM

---

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Upzoning Proposal - Commentary on the June 16th meeting

Dear Board of Supervisors,

There is a reason why all neighbors are up in arms about this proposal of upzoning in San Francisco. It will forever alter the character of the city without significantly benefiting its citizens.

The reason why this is a prevalent feeling or almost certainty for some is that it has not worked in the past, and usually, the only people who benefit from large developments (talking 8 to 50 stories is a significant difference) are big developers.

I have looked for subsidized and low-income rentals, and there is not much to be found. Places for rent at lower income levels are often not the new, modern edifices, and this is not because of a lack of availability, but because they are not affordable once they are finished and on the market.

As I understand, this plan is a massive blanket upzoning plan—which would double or triple height limits across large swaths of the city—with no affordability requirements, no protections against displacement, and no community input on what gets built or where.

In the true spirit of a city, and as I understand, the way our leaders would like to do things is by listening to all sides and not caving to special interests. We want our city to be pluralistic and listening.

Building high-rises along corridors means more traffic, less community, more shadow, and less green space.

I'm wondering —is there a maximum density that we're looking at? Or does San Francisco have plans to grow grow nonstop? Is the view of our city a metropolis? I'm just checking what concepts we have as a city about this.

Maybe I don't have all the facts, surely I don't, but...

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- Mandate real protections for small businesses—including anti-displacement measures and construction mitigation
- Strengthen tenant safeguards against evictions, speculative buyouts, and demolition
- Cap allowable building heights to respect neighborhood scale and avoid investor-fueled overdevelopment
- Require deep affordability in all upzoned projects to meet RHNA-mandated percentages, not just developer-friendly incentives
- Oppose density decontrol policies that remove the limit on the number of units per project and, when combined with the State Density Bonus, allow extreme height increases (for instance, 8-stories becomes 50-stories) with minimal affordability

- Insist Planning create a marketing campaign to educate all San Franciscans about these significant changes
- Advance alternative proposals that reflect true community input, prioritize deeply affordable housing, and preserve neighborhood scale and livability.
- Challenge the logic of blanket upzoning that lacks affordability guarantees and risks filling the city with disconnected, out-of-scale luxury towers.

Rennea Couttenye  
Neighbor- Ingleside Terraces

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Rennea Couttenye](#)  
**Cc:** [ITHA Board](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Lurie, Daniel \(MYR\)](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#)  
**Subject:** RE: Upzoning Proposal - Commentary on the June 16th meeting - BOS File No. 250552 - LUT Hearing Date June 16, 2025  
**Date:** Thursday, June 12, 2025 10:49:00 AM  
**Attachments:** [image001.png](#)  
[Letter to Supervisors- Upzoning Proposal.pdf](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this hearing matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250552](#)

This hearing will be considered during the regular meeting on June 16, 2025. Please find the linked posted public agenda for this meeting below:

[Meeting Agenda – June 16, 2025](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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---

**From:** Rennea Couttenye <rennea@me.com>

**Sent:** Wednesday, June 11, 2025 4:10 PM

**To:** Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>

**Cc:** ITHA Board <board@ithasf.org>

**Subject:** Upzoning Proposal - Commentary on the June 16th meeting

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please read and incorporate into your commentary on June 16th as I will not be able to be there in person:

Sincerely,  
Rennea Couttenye  
Ingleside Terraces neighbor

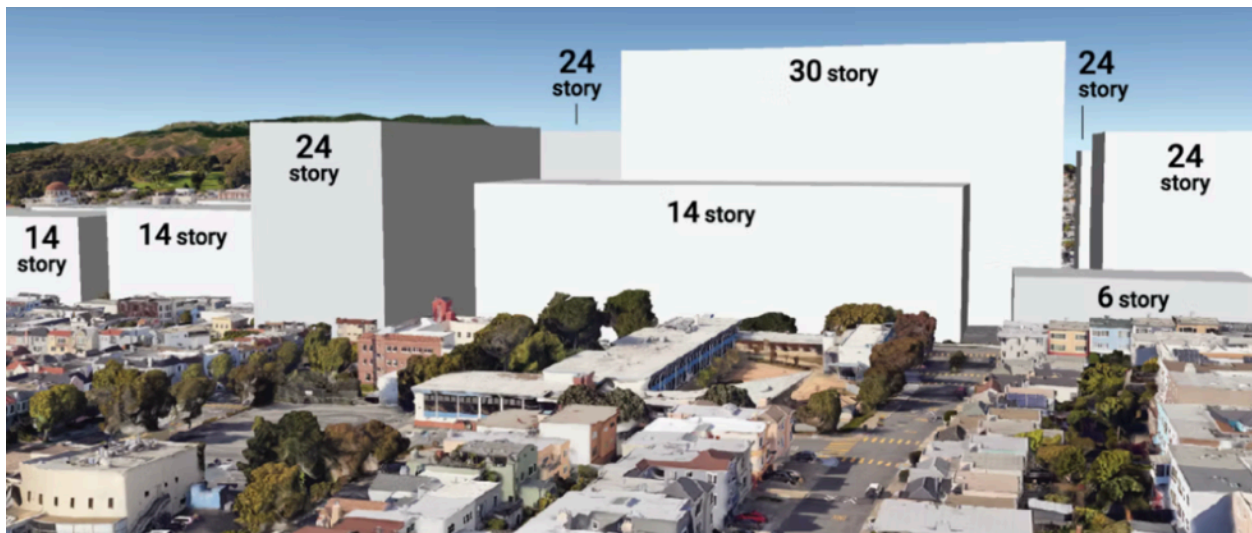


From Rennea Couttenye  
681 Victoria St San Francisco 94127

## Upzoning Proposal - Commentary on the June 16th meeting

Dear Board of Supervisors, Mayor Lurie, et al

There is a reason why all neighbors are up in arms about this proposal of upzoning in San Francisco. It will forever alter the character of the city without significantly benefiting its citizens.



The reason why this is a prevalent feeling or almost certainty for some is that it has not worked in the past, and usually, the only people who benefit from large developments (talking 8 to 50 stories is a significant difference) are big developers.

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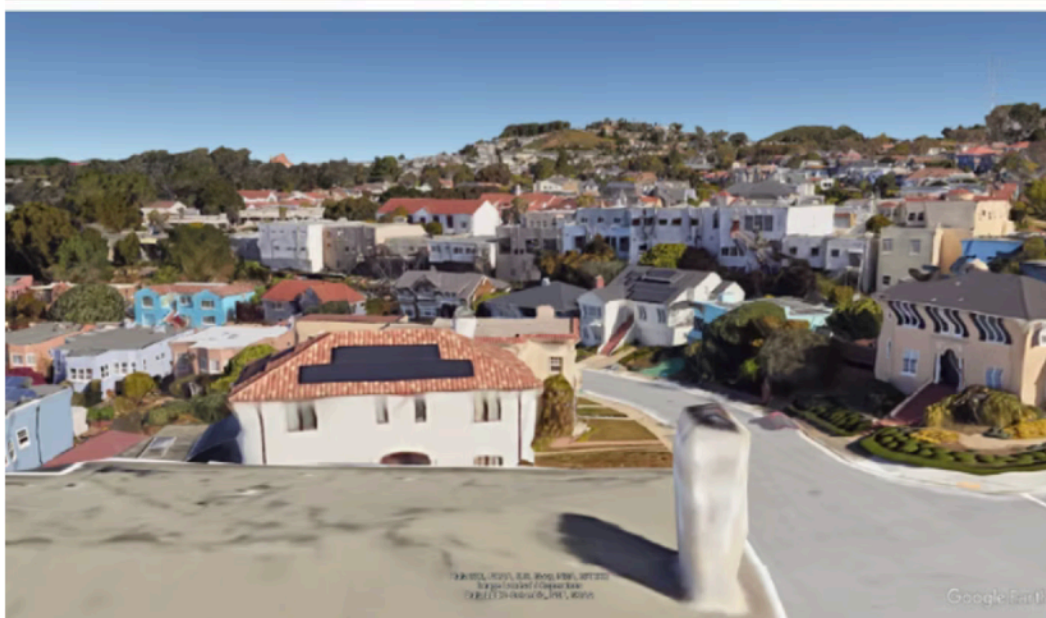
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Rennea Couttenye  
Neighbor- Ingleside Terraces

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Maureen D&#39;Amico](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Land Use and Upzoning - BOS File No. 250552 - LUT Hearing Date June 16, 2025  
**Date:** Thursday, June 12, 2025 10:49:00 AM  
**Attachments:** [image001.png](#)

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-----Original Message-----

From: Maureen D'Amico <oh526@aol.com>

Sent: Thursday, June 5, 2025 12:55 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>  
Subject: Land Use and Upzoning

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To all members,

I am a San Francisco native and have never seen anything remotely similar to the city government trying to undermine our community.

When we bought our home as adults 48 years ago we chose Forest Knolls for its detached houses, peaceful surroundings and central location to everything in the city.

A muni stop and a short walk to Forest Hills Station.

A grammar school and playground serves the community.

Now, for some knee jerk reason you are contemplating upending our neighborhoods for what you believe is good for whom??

It's not enough that street and playground names are changed but now you want to change a peaceful family friendly neighborhood.

It would be a matter of time if you go ahead with upzoning before there are too many people, cars and traffic and the school children will be the ones who suffer.

Stop this plan now!!!!

Maureen D'Amico

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Maureen D&#39;Amico](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
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---

**From:** Maureen D'Amico <oh526@aol.com>

**Sent:** Monday, June 9, 2025 8:24 AM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>

**Subject:** Re: Land Use and Upzoning

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## Fast-moving fire damages 5 homes, and displaces dozens in SF's Richmond District

Yet another reason why cramming more people into any neighborhood is not a good idea. But then when did any politician have common sense.

I also understand Newsom mandated an increase in building more housing. Has anyone asked or challenged him on this plan. One has to wonder what he is getting out of this plan. Just saying.

Maureen D'Amico

On Jun 5, 2025, at 12:54 PM, Maureen D'Amico <[oh526@aol.com](mailto:oh526@aol.com)> wrote:

To all members,

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Maureen D'Amico

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Rennea Couttenye](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Upzoning Proposal - Commentary on the June 16th meeting - BOS File No. 250552 - LUT Hearing Date June 16, 2025  
**Date:** Thursday, June 12, 2025 10:49:00 AM  
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-----Original Message-----

From: Rennea Couttenye <rennea@me.com>  
Sent: Wednesday, June 11, 2025 3:47 PM  
To: Carroll, John (BOS) <john.carroll@sfgov.org>  
Subject: Upzoning Proposal - Commentary on the June 16th meeting



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Dear John,

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Rennea Couttenye

Neighbor- Ingleside Terraces

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Thomas Schuttish](#)  
**Cc:** [Starr, Aaron \(CPC\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: COMMENT Letter for June 16, 2025 LUT on Family Zoning - BOS File No. 250552 - LUT Hearing Date June 16, 2025  
**Date:** Thursday, June 12, 2025 10:49:00 AM  
**Attachments:** [letter to LUT June 16 .pdf](#)  
[image001.png](#)

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Thank you for your comment letter.

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-----Original Message-----

From: Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>

Sent: Tuesday, June 10, 2025 11:26 AM

To: Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>

Cc: Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>

Subject: COMMENT Letter for June 16, 2025 LUT on Family Zoning

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Dear Mr. Carroll,

Good morning.

Attached above is a comment letter for this hearing.

I know the Agenda hasn't been published, but it is my understanding that the LUT will be holding a hearing on the Rezoning next week.

Thank you.

Sincerely,

Georgia Schuttish

June 9, 2025

**RE: LUT MEETING ON JUNE 16th**  
**ON FAMILY REZONING**

Supervisor Myrna Melgar, Chair  
Supervisor Chyanne Chen  
Supervisor Bilal Mahmood

Dear Chair Melgar and Supervisors Chen and Mahmood:

Thank you for holding this meeting. ***The focus of this letter is on two important issues with the Rezoning and they are the definition of Residential Flats and the definition of Demolition.***

**DEFINITION OF RESIDENTIAL FLATS**

In October 2017 the Planning Commission passed Resolution 20024 which recognized Flats as a typology of housing that provides housing for middle income families in San Francisco. The Housing Element contains Action Item 8.3.2 which is to codify the Policy. Planning Department Staff is drafting language to be included in the Rezoning. Resolution 20024 is attached. Please note the “***Whereas***” clauses in the Resolution.

It is important that the codified language use firm objective standards to preserve Flats’ existing layout and location within a structure. The definition should clearly state that a Flat *not* be reconfigured or relocated within a structure. For example, *hallways* are an essential feature of a Flat, connecting the common living spaces with the bedrooms so *hallways* should be preserved. Also *kitchens* should not be reduced in size.

Recently there have been projects where one *kitchen* is enlarged as part of an open floor plan in a lower Flat, while the *kitchen* in the upper Flat has been reduced in size and confined to a space equivalent to a walk-in closet or a butler’s pantry in a mansion-style home. Also the *stairway* to the upper Flat is often reconfigured opening the possibility that the Flats could be internally connected after issuance of the CFC by the Building Department, resulting in becoming a de facto Merger.

Additionally, separate and individual *front doors* providing street egress should be preserved and open to the street or an outside, not interior vestibule.

*Hallways, kitchens, stairways, and front doors* are critical and should be part of a definition of Flats as stated above.

And also important: Any definition of Flats should include language *that does not allow for internal Demolition of more than 10% to 20% of the existing Flat*. I have requested that Planning Enforcement Staff help determine how much internal Demolition should be allowed in order to best preserve Flats to meet the goals of the Housing Element.

## DEFINITION OF DEMOLITION

In 2008 the Board of Supervisors approved Ordinance 69-08 which created Planning Code Section 317 to prevent the loss of housing through Demolition, Mergers and Conversion.

Section 317 (b) contains the Definition of Demolition. Here it is:

*(2) "Residential Demolition" shall mean any of the following:*

*(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or*

*(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or*

*(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.*

*(D) The Planning Commission may reduce the above numerical elements of the criteria in Subsections (b)(2)(B) and (b)(2)(C), by up to 20% of their values should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing sound housing and preserve affordable housing.*

A couple of points:

DBI has no definition of Demolition. It has Form 6 which can be submitted if a project sponsor intends to demolish housing. That is covered by Section 317 (b) (2) (A) above.

**Section 317 (b) (2) (B) and Section 317 (b) (2) (C) are the definition of Demolition.**

The definition of Demolition is based on percentages (values) of what is proposed to be “removed” which means “demolished” by a project. These percentages (values) are commonly known as the “**DEMO CALCS**”. DEMO CALCS must be included on the plans, in a Matrix, when a project application is submitted for a major Alteration.

It is important to note that the percentages (**values**) of DEMO CALCS were intended to be **reduced** through “**adjustment**” if found to be “...**necessary to implement the intent of this section 317, to conserve existing sound housing and preserve affordable housing.**”

See Planning Code Section 317 (b) (2) (D) above for the full Code subsection.

The Planning Commission has never used its legislative authority to reduce the DEMO CALCS as granted them by the Board of Supervisors in Ordinance 69-08 even though the issue of Demolitions has been of public concern for many years, if not decades.

This is very puzzling because many parts of Planning Code Section 317 have been amended since 2008. But never the DEMO CALCS.

Take for example Section 317 (d) (3) (A), which was deleted from the Code in 2020 by Ordinance 81-20. This Code Section had set values based on real estate assessed prices for “demonstrably unaffordable homes” in the RH-1 neighborhoods, allowing them to be demolished without a CUA hearing because they were “not affordable” due to being assessed above the set value at the time of application. The values were *adjusted* or raised five times in 10 years in response to the higher “sold prices” in the speculative market post Great Recession. *But the DEMO CALCS were never adjusted.*

During this same period when prices were rising throughout the City the DEMO CALCS could have been adjusted by the Planning Commission, reducing the percentages (values) in Sections 317 (b) (2) (B) and (b) (2) (C) to put a damper on speculative projects and the loss of sound existing housing. But the Commission did not act.

Given the ongoing concerns about preserving housing, while increasing density, there are two options to resolve this issue of defining Demolition Either,

Encourage the Planning Commission to have a hearing on Section 317 (b) (2) (D) to consider using the legislative authority granted 17 years ago by the Board to adjust the DEMO CALCS and reduce the percentages (values) as currently enumerated. OR,

Enact Board amendments to Sections 317 (b) (2) (B) and (b) (2) (C) to adjust the DEMO CALCS to percentages (values) that would comply with Section 317 (b) (2) (D).

*The definitions of Flats and Demolition are important in preserving housing for current and future residents of the neighborhoods in the Priority Equity Geography SUD.*

*Georgia Schuttish*

cc:John Carroll; Aaron Starr



## SAN FRANCISCO PLANNING DEPARTMENT

### Planning Commission Resolution No. 20024

HEARING DATE: OCTOBER 12, 2017

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*Project Name:* Planning Commission Policy: Removal of Residential Flats  
*Record Number:* 2016-003658GEN  
*Staff Contact:* Brittany Bendix, Current Planning  
(415) 575-9114; [brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)  
*Reviewed By:* Elizabeth Watty, Assistant Director of Current Planning  
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#### **ADOPTING A POLICY THAT REQUIRES MANDATORY DISCRETIONARY REVIEW OF ANY PROJECT IN ALL ZONING DISTRICTS THAT RESULTS IN THE REMOVAL OF A RESIDENTIAL FLAT.**

WHEREAS, Objective 2 of the City's 2014 Housing Element states that "conserving and improving the existing (housing) stock is critical to San Francisco's long term housing strategy;" and

WHEREAS, the City is currently at 207% production and entitlement of market rate housing units, 16% production and entitlement of units affordable to moderate income households, and 31% production of below-market rate housing, as defined in the 2015-2022 RHNA goals;

WHEREAS, currently market-rate housing is frequently not accessible to moderate-income families, making between 80-120% of area median income;

WHEREAS, for the purpose of this Resolution a 'Residential Flat' is to be defined as a common San Francisco housing typology consisting of a single dwelling unit, generally occupying an entire story within a building, and having exposure onto open areas at the front and rear of the property;

WHEREAS, this unit typology satisfies a number of housing needs, particularly for middle-income families,

WHEREAS; a dwelling unit can currently be relocated, or altered, such that it no longer functions as a Residential Flat without public notification or review by the Planning Commission, so long as the proposal complies with all other requirements of the Planning Code;

WHEREAS, the Planning Commission is pursuing legislative amendments to Planning Code Section 317 that would require changes to the review process for projects that remove Residential Flats.



Resolution No. 20024  
October 12, 2017

Case No: 2016-003658GEN  
Removal of Residential Flats

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts a new policy that requires a Mandatory Discretionary Review application to be filed for any building or site permit that proposes the modification of a Residential Flat such that it is no longer a Residential Flat; and, be it

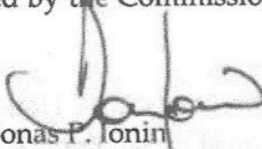
FURTHER RESOLVED, that projects increasing the number of dwelling units within a building will not be subject to this policy; and, be it

FURTHER RESOLVED, that this policy will allow time for the orderly completion of a planning study and for the adoption of appropriate legislation; and, be it

FURTHER RESOLVED, that this policy will sunset after the adoption of the Residential Expansion Threshold legislative initiative currently underway; and be it

FURTHER RESOLVED, that this policy shall apply to all building or site permit applications to remove a Residential Flat where the application has not been filed as of the effective date of this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 12, 2017.



Jonas P. Ionin  
Commission Secretary

AYES: Richards, Hillis, Fong, Koppel and Melgar

NOES: Johnson

ABSENT: Moore

ADOPTED: October 12, 2017