

From: [Erik Honda](#)
To: [David Troup](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Re: Support Central Neighborhoods Large Residence SUD ordinance (File #210116)
Date: Monday, February 7, 2022 6:15:52 PM

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

Hello honorable members of the Land Use and Transportation Committee of the Board of Supervisors:

As another long-time resident (since 1992) of Duboce Triangle I would like to add my voice in support of this legislation. I agree with everything David said, and I would add that claims that we need these giant houses for "families" are disingenuous. My wife and I raised two children (they are 18 and 25 now and living independently) in the same 1100-square foot flat we live in now. It was plenty big enough for a family, and is really too big for two people. Nobody needs 4000 square feet to raise a family.

Please vote to move this legislation forward.

Cheers,

Erik Honda
Secretary, Duboce Triangle Neighborhood Association
183 Henry Street
415-987-1149

On Fri, Feb 4, 2022 at 8:27 PM David Troup <david@troup.net> wrote:

To the honorable members of the Land Use and Transportation Committee of the Board of Supervisors:

I am writing as a long-time resident of District 8 to ask you to support the Large Residence SUD ordinance. This is sensible legislation to preserve moderately-sized housing which has served our city well for a century or more. Nobody needs 4000+ square feet, and monster homes replace more moderately-sized homes which are more affordable to average SF families. Unless we want to become nothing but an enclave for the ultra-rich, we must not allow our housing stock to be replaced by mega-mansions.

Monster homes also prevent the development of additional, more modest-sized housing units, which can be created within the building envelope of new and renovated buildings. One 6,000 square foot monster home, or four 1,500 square foot homes which are more affordable? The choice seems obvious.

As the former president of the Duboce Triangle Neighborhood Association, I worked with our neighbors in Corona Heights to get a similar SUD enacted in their neighborhood several years ago. That use district has been a success, and it's time to roll that out to a larger area, before we see even more average-scale housing replaced by obscenely large homes which do not serve San Francisco's housing needs.

Thank you for considering my views.

David Troup
2224 15th St.
415-861-0920

From: [Mary Jackman](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Mandelman's proposed Central Neighborhoods Large Residence SUD ordinance
Date: Tuesday, February 8, 2022 9:46:37 AM

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

RE: Please vote for the Central Neighborhoods Large Residence SUD ordinance (File No. 210116)

To the members of the Land Use and Transportation Committee:

I am a District 8 resident and I strongly support this proposed ordinance. All too often, modestly-sized single-family homes in our neighborhood have been torn down and replaced with high-end single-family homes of 4,000 square feet or considerably larger than that—far larger than the original home that occupied the same parcel and way beyond the financial means of the working- and middle-class families who were the original residents. This trend is turning San Francisco into a city for rich people only, as more and more working- and middle-class families are unable to afford a home here.

Mandelman's proposed Central Neighborhoods Large Residence SUD ordinance is exactly what San Francisco needs to generate more of the affordable housing that is so urgently needed.

Thank you,
Mary Jackman

4179 17th Street
San Francisco CA 94114

From: [David Troup](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Support Central Neighborhoods Large Residence SUD ordinance (File #210116)
Date: Friday, February 4, 2022 8:27:30 PM

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

To the honorable members of the Land Use and Transportation Committee of the Board of Supervisors:

I am writing as a long-time resident of District 8 to ask you to support the Large Residence SUD ordinance. This is sensible legislation to preserve moderately-sized housing which has served our city well for a century or more. Nobody needs 4000+ square feet, and monster homes replace more moderately-sized homes which are more affordable to average SF families. Unless we want to become nothing but an enclave for the ultra-rich, we must not allow our housing stock to be replaced by mega-mansions.

Monster homes also prevent the development of additional, more modest-sized housing units, which can be created within the building envelope of new and renovated buildings. One 6,000 square foot monster home, or four 1,500 square foot homes which are more affordable? The choice seems obvious.

As the former president of the Duboce Triangle Neighborhood Association, I worked with our neighbors in Corona Heights to get a similar SUD enacted in their neighborhood several years ago. That use district has been a success, and it's time to roll that out to a larger area, before we see even more average-scale housing replaced by obscenely large homes which do not serve San Francisco's housing needs.

Thank you for considering my views.

David Troup
2224 15th St.
415-861-0920

From: [victor mezhvinsky](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Major, Erica \(BOS\)](#)
Subject: Please do not vote for Central Neighborhoods Large Residence SUD ordinance (File No. 210116)
Date: Sunday, February 6, 2022 5:07:13 PM

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

To the members of the Land Use and Transportation Committee: I am a District 8 resident who does NOT support this proposed ordinance. Families work hard to live in the city and create enough space for children and multi generational households. We should not limit the supply of homes for those want to stay.

Our city does not need more restrictions. It will only drive up housing stock further as supply of homes that met particular needs becomes more scarce.

From: [teddytei](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Central Neighborhoods Large Residence Special Use District Ordinance
Date: Wednesday, February 2, 2022 10:56:16 PM

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

I'm asking you to please vote for the Central Neighborhoods Large Residence SUD ordinance (File No. 210116)

To the members of the Land Use and Transportation Committee: I am a District 8 resident who supports this proposed ordinance. Our neighborhoods are ground zero for construction projects building single-family homes that are 4000 square feet and much much larger. These "monster homes" are two to four times the size of the original structure and are sold for \$6 - 7 million. This creates a dynamic where those with capital outbid families who have saved enough to afford a modestly-sized home in San Francisco. Please vote for the Central Neighborhoods Large Residence SUD ordinance. Thank you. Ted Teipel 4373 17th St 94114

From: [TAMRA MARSHALL](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Land use request - please vote against Monster homes
Date: Friday, February 4, 2022 7:36:32 AM

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

TO: myrna.melgar@sfgov.org, aaron.peskin@sfgov.org, dean.preston@sfgov.org
CC: Erica.Major@sfgov.org, mandelmanstaff@sfgov.org
FROM: Tamra Marshall - 3609 21st Street, SF 94114
RE: Please vote for the Central Neighborhoods Large Residence SUD ordinance (File No. 210116)

To the members of the Land Use and Transportation Committee: I am a District 8 resident who supports this proposed ordinance. Our neighborhoods are ground zero for construction projects building single-family homes that are 4000 square feet and much much larger. These “monster homes” are two to four times the size of the original structure and are sold for \$6 - 7 million. This creates a dynamic where those with capital outbid families who have saved enough to afford a modestly-sized home in San Francisco. Please vote for the Central Neighborhoods Large Residence SUD ordinance.

We purchased our home on 21st St. in 1995 and have raised our children comfortably in 2500 square feet, considered a large family home. Our immediate neighborhood has seen monster home after monster home built around us. I worry that our sons, who are both SFUSD teachers, will never be able to afford a family home in San Francisco or even afford this home that they could inherit one day. Please vote to keep San Francisco affordable for working class people who are committed to our communities. The monster homes are putting everything off balance... if someone needs that much space they should move out of the city. A 4000 square building should provide housing for two families considering the housing crunch in this city.

Thank You,

Tamra & Robert Marshall

From: [Gary Weiss](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Please support the Central Neighborhoods Large Residence SUD ordinance (File # 210116)
Date: Wednesday, February 2, 2022 3:52:36 PM

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

To the members of the Land Use and Transportation Committee:

I am a District 8 resident and I strongly support this proposed ordinance. I worked on the Corona Heights Large Residence SUD ordinance that was passed a few years ago and, although there has been plenty of development here, fewer small, more affordable homes were bulldozed and replaced with 5,000+ square foot luxury homes. It's about time that something like this was able to affect a much larger area.

Please vote for the Central Neighborhoods Large Residence SUD.

Thank you,

Gary Weiss
SF Land Use Coalition
78 Mars Street
San Francisco, CA 94114

From: [Juliet Fleischmann](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Please vote for the Central Neighborhoods Large Residence SUD ordinance
Date: Tuesday, February 1, 2022 6:14:54 PM

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

To the members of the Land Use and Transportation Committee: I am a District 8 resident who supports this proposed ordinance. Our neighborhoods are ground zero for construction projects building single-family homes that are 4000 square feet and much much larger. These “monster homes” are two to four times the size of the original structure and are sold for \$6 - 7 million. This creates a dynamic where those with capital outbid families who have saved enough to afford a modestly-sized home in San Francisco. Please vote for the Central Neighborhoods Large Residence SUD ordinance. Thank you.

>>

Juliet Fleischmann
3637 21st Street
San Francisco, CA 94114
(415) 425-4113

From: [Carolyn Kenady](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Please vote for the Central Neighborhoods Large Residence SUD ordinance
Date: Tuesday, February 1, 2022 10:19:04 AM

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

To the members of the Land Use and Transportation Committee:

I chair the Dolores Heights Improvement Club in District 8. We support this proposed ordinance. Our neighborhood is ground zero for construction projects building single-family homes that are 4000 square feet and much much larger. These “monster homes” are two to four times the size of the original structure and are sold for \$6 - 7 million. As a result, those with capital can and do outbid families who have saved enough to afford a modestly-sized home in San Francisco. Please vote for the Central Neighborhoods Large Residence SUD ordinance. Thank you.

Carolyn

Carolyn Kenady
carolynkenady@gmail.com
408-218-3115
<http://www.linkedin.com/in/ckenady>

From: [Sam Fleischmann](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Please vote for the Central Neighborhoods Large Residence SUD ordinance
Date: Tuesday, February 1, 2022 9:22:38 AM

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

To the members of the Land Use and Transportation Committee: I am a District 8 resident who supports this proposed ordinance. Our neighborhoods are ground zero for construction projects building single-family homes that are 4000 square feet and much much larger. These “monster homes” are two to four times the size of the original structure and are sold for \$6 - 7 million. This creates a dynamic where those with capital outbid families who have saved enough to afford a modestly-sized home in San Francisco. Please vote for the Central Neighborhoods Large Residence SUD ordinance. Thank you.

Sam Fleischmann
3637 21st Street
San Francisco, CA 94114-2912
(415) 647-7421