FILE NO. 250943

Petitions and Communications received from September 4, 2025, through September 11, 2025, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on September 16, 2025.

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 will not be redacted.

From Jean Fraser, submitting a letter of resignation from the Commission Streamlining Task Force. Copy: Each Supervisor. (1)

From the San Francisco Municipal Transportation Agency (SFMTA), submitting an agenda and meeting minutes for the September 11, 2025, meeting of the Interdepartmental Staff Committee on Traffic and Transportation for Temporary Street Closures (ISCOTT). Copy: Each Supervisor. (2)

From the San Francisco Police Department (SFPD), submitting a Daily Crime Summary for September 4, 2025. Copy: Each supervisor. (3)

From the San Francisco Police Commission, submitting a Resolution approving the acceptance of a San Francisco Community Foundation donation for the San Francisco Police Department's (SFPD) Southern Station August 5, 2025, National Night Out, valued at $9,500. Police Commission Resolution No. 25-68. Copy: Each Supervisor. (4)

From the San Francisco Public Utilities Commission (SFPUC), submitting a response to a Letter of Inquiry issued by Supervisor Stephen Sherrill at the July 29, 2025, Board of Supervisors meeting. Copy: Each Supervisor. (5)

From the Planning Department (CPC), regarding the proposed Zoning Map - Family Zoning Plan; Planning, Business and Tax Regulations Codes - Family Zoning Plan. File Nos. 250700 and 250701. Copy: Each Supervisor. (6)

From the San Francisco Police Department (SFPD), pursuant to Ordinance No. 133-25, submitting certification of SFPD's compliance with the requirements of California Vehicle Code, Section 9250.19. File No. 250599. Copy: Each Supervisor. (7)

From the San Francisco In-Home Supportive Services (IHSS) Public Authority, submitting minutes for a meeting on September 9, 2025. Copy: Each Supervisor. (8)

From the San Francisco Arts Commission (ART), submitting an agenda for the September 15, 2025, Civic Design Review meeting; and an agenda for the September 30, 2025, Visual Arts Committee meeting. Copy: Each Supervisor. (9)

From the San Francisco Public Utilities Commission (SFPUC), pursuant to Administrative Code, Section 12B.5-1(d)(1), submitting an approved Chapter 12B Waiver Request Form. Copy: Each Supervisor. (10)

From the Recreation and Park Department (RPD), pursuant to Administrative Code, Section 10.100-7(e)(1), submitting a 706 Mission Open Space Fund Expenditure Report. Copy: Each Supervisor. (11)

From the Planning Department (CPC), submitting a letter from the California Housing and Community Development Department (HCD) regarding the proposed Ordinance amending the Zoning Map to implement the Family Zoning Plan. File No. 250700. Copy: Each Supervisor. (12)

From the California Fish and Game Commission, submitting a notice of consideration for restricted species permit amendment; and a revised notice of proposed 90-day extension of emergency regulations. Copy: Each Supervisor. (13)

From the San Francisco Bicycle Advisory Committee, regarding the proposed Resolution urging a preventative, interagency, and data-driven approach to ending severe and fatal traffic crashes by designing and enforcing safer streets for all San Franciscans, with a particular focus on protecting children, seniors, and other vulnerable populations. File No. 250851. Copy: Each Supervisor. (14)

From members of the public, regarding the proposed Ordinance amending the Planning Code to: 1) eliminate the North Beach Special Use District and consolidate certain controls into the North Beach Neighborhood Commercial District, expand allowable uses and increase use size limits in the North Beach Neighborhood Commercial District, 2) expand allowable uses and increase use size limits in the Polk Street Neighborhood Commercial District, 3) expand allowable uses in the Pacific Avenue Neighborhood Commercial District, 4) expand allowable uses and increase use size limits in the Nob Hill Special Use District, and 5) reduce limitations on Restaurants and Bars in the Jackson Square Special Use District. File No. 250682. 5 Letters. Copy: Each Supervisor. (15)

From Eileen Boken, regarding the proposed Resolution recognizing La Playa Village neighborhood and resident community for its historical, architectural, and cultural significance. File No. 250899; and the proposed Resolution opposing the United States (U.S) Environmental Protection Agency’s proposal to rescind the 2009 Greenhouse Gas Endangerment Finding; urging the Bay Area Air Quality Management District to adopt a similar position; and reaffirming the City and County of San Francisco’s commitment to strong climate action and air quality protections. File No. 250909. Copy: Each Supervisor. (16)

From Bahlam Vigil, regarding safety concerns and the Behavioral Health Commission. Copy: Each Supervisor. (17)

From Stephen Ramos, regarding the San Francisco Municipal Transportation Agency (SFMTA). Copy: Each Supervisor. (18)

From Carla Leshne, regarding motorized electric vehicles in bicycle lanes. Copy: Each Supervisor. (19)

From Ramona Mayon, regarding the Ordinance 1) amending Division I of the Transportation Code to reduce the time that large vehicles may be parked on City streets from overnight to two hours, and modify the time that commercial vehicles may be parked on City streets; 2) amending the Administrative Code to require City departments, including but not limited to the Department of Homelessness and Supportive Housing, the Department of Emergency Management, and the Police Department, to assist the San Francisco Municipal Transportation Agency (SFMTA) with administering a Large Vehicle Refuge Permit Program that exempts certain large vehicles from the two-hour parking restriction under certain conditions; 3) urging SFMTA to develop a fair review process and to develop further exceptions to the two-hour restriction as may be needed to support the public interest; 4) amending the Park Code to impose a two-hour parking limit on large vehicles on park property; 5) amending the Port Code to impose two-hour parking limits on large vehicles on Port property; and 6) affirming the Planning Department's determination under the California Environmental Quality Act. Ordinance No. 122-25, File No. 250655. Copy: Each Supervisor. (20)

From members of the public, regarding the Ordinance amending the Park Code to authorize the Recreation and Park Department to charge fees for reserving tennis/pickleball courts at locations other than the Golden Gate Park Tennis Center; and affirming the Planning Department's determination under the California Environmental Quality Act. File No. 250603; Ordinance No. 137-25. 2 Letters. Copy: Each Supervisor. (21)

From members of the public, regarding the proposed Zoning Map - Family Zoning Plan; Planning, Business and Tax Regulations Codes - Family Zoning Plan. File Nos. 250700 and 250701. 186 Letters. Copy: Each Supervisor. (22)

From members of the public, regarding the proposed Resolution opposing California State Senate Bill No. 79, Housing Development: Transit-Oriented Development, introduced by Senator Scott Wiener, and similar future legislation, unless amended to give Local governments adequate ability to formulate local plans through its local legislative process, in which local governments and residents have adequate review and oversight of community planning, including affordability requirements, and residential and commercial tenant protections. File No. 250727. 25 Letters. Copy: Each Supervisor. (23)

From members of the public, regarding the proposed Resolution urging the Police Department and the Department of Emergency Management to designate all 911 calls reporting drug use or suspected drug activity within 1,500 feet of parks, playgrounds,

and schools as “Priority A” calls requiring swift and immediate response. File No. 250639. 2 Letters. Cope: Each Supervisor. (24)

From members of the public, regarding the proposed Resolution urging Governor Gavin Newsom to use his executive powers to commute the death sentences for all individuals currently sentenced to death in California. File No. 250935. 8 Letters. Copy: Each Supervisor. (25)

From Julien DeFrance, regarding various subjects. 3 Letters. Copy: Each Supervisor. (26)

From John Crabtree, regarding lobbying activity in San Francisco government. Copy: Each Supervisor. (27)

From Mark Haden, regarding recreational psychedelic drug use. Copy: Each Supervisor. (28)

From Kristap Baltin, regarding California State Senate Bill No. 63, introduced by Senators Scott Wiener and Jesse Arreguín, to enact legislation authorizing a revenue measure to invest in transportation in the San Francisco Bay Area. 2 Letters. Copy: Each Supervisor. (29)

From members of the public, regarding a proposed parcel tax to fund the San Francisco Municipal Transportation Agency (SFMTA). Copy: Each Supervisor. (30)

Item 1

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); Young, Victor (BOS)
Subject:	FW: Resignation from the task force on streamlining commissions
Date:	Thursday, September 11, 2025 1:15:00 PM

Dear Supervisors,

Please see the below communication from Jean Fraser resigning from the Streamlining Task Force.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: Adeyemi, Andre (MYR) <andre.adeyemi@sfgov.org>
Sent: Wednesday, September 10, 2025 9:40 PM
To: Young, Victor (BOS) <victor.young@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>
Subject: FW: Resignation from the task force on streamlining commissions

Good Evening,

Please see the letter of resignation below. We will work quickly to fill this seat as soon as possible.

-Andre

Andre Adeyemi
(Book time with me)
Director of Appointments
Office of Mayor Daniel Lurie
(415) 554-4000

Want to make an impact? Apply here for mayoral appointment consideration!

From: Jean Fraser <1jean.fraser@gmail.com>

Date: Wednesday, September 10, 2025 at 6:17 PM
To: Adeyemi, Andre (MYR) <andre.adeyemi@sfgov.org>
Cc: John-Baptiste, Alicia (MYR) <a.john-baptiste@sfgov.org>, Alonso, Rachel (ADM) <rachel.alonso@sfgov.org>
Subject: Resignation from the task force on streamlining commissions

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

I was honored to serve on the Task Force on Streamlining Commissions on behalf of the Mayor. Unfortunately, the time demands of the Task Force exceed what I am able to give it at this time. Accordingly, I need to resign.

Please let me know if you need anything else from me.

Many thanks for the honor.

Jean Fraser
1jean.fraser@gmail.com

Item 2

From: Board of Supervisors (BOS)
To: BOS-Supervisors; BOS-Legislative Aides
Cc: Calvillo, Angela (BOS); BOS-Operations
Subject: FW: ISCOTT Hearing on Thu, Sept 11 - Agenda - Temporary Street Closure Requests
Date: Thursday, September 4, 2025 1:20:53 PM
Attachments: ISCOTT_1600_Agenda.pdf

Hello,

Please see attached, from the San Francisco Municipal Transportation Agency (SFMTA), submitting the agenda for the September 11, 2025 meeting of the Interdepartmental Staff Committee on Traffic and Transportation for Temporary Street Closures (ISCOTT).

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 | 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: SpecialEvents <SpecialEvents@sfmta.com>
Sent: Thursday, September 4, 2025 12:54 PM
To: SpecialEvents <SpecialEvents@sfmta.com>
Subject: ISCOTT Hearing on Thu, Sept 11 - Agenda - Temporary Street Closure Requests

Good afternoon –

Attached is the agenda for the upcoming ISCOTT hearing on Thursday, September 11.

If you have any questions, please email us.

Nick Chapman

Manager, Special Events / Temporary Street Closures
San Francisco Municipal Transportation Agency
1 South Van Ness Ave, 7th Floor
San Francisco, CA 94103
Pronouns: he/him, they/them

ISCOTT AGENDA

INTERDEPARTMENTAL STAFF COMMITTEE
ON TRAFFIC AND TRANSPORTATION FOR
TEMPORARY STREET CLOSURES

Meeting of September 11, 2025 - Thursday, 9:00 AM
1600th Regular Meeting

Online Participation	Please join Microsoft Teams Meeting at SFMTA.com/ISCOTTHearing Click on the Raise your hand icon. When you are prompted to unmute, click on the microphone icon to speak.
Phone Participation	Please dial +1 415-523-2709,,397937701# Find a local number Phone conference ID: 397 937 701# Dial *5 to be placed in the queue for public comment. When prompted dial *6 to unmute yourself.

Please ensure that you are in a quiet location, speak clearly, and turn off any TVs or radios around you.

Written Participation	Submit your written comments to SpecialEvents@SFMTA.com with "Public Hearing" in the subject line or by mail to SFMTA, 1 South Van Ness, 7th Floor, San Francisco, CA 94103. Written comments must be received by 12 noon on the day prior to the hearing to be considered.

415.646.2414: For free interpretation services, please submit your request 48 hours in advance of meeting. / 如果需要免費口語翻譯，請於會議之前 48 小時提出要求 / Para servicios de interpretación gratuitos, por favor haga su petición 48 horas antes de la reunión./ Para sa libreng serbisyo sa interpretasyon, kailangan mag-request 48 oras bago ang miting.

MINUTES OF THE AUGUST 28, 2025, MEETING (ACTION ITEM)
The Committee to adopt the Minutes.

PUBLIC COMMENT
Members of the public may address ISCOTT members on matters that are within ISCOTT purview and are not on today's agenda.

TEMPORARY STREET CLOSURES (ACTION ITEMS)
These proposed actions are an Approval Action as defined by S.F. Administrative Code Chapter 31.

CONSENT CALENDAR
If there are no objections from the committee or the public, the following items will be voted on as a group.

A. Sanchez Street between 21st and Hill streets
Saturday, October 4, 2025, 9:30 am to 3 pm
Block Party - DHIC Fall Fest 2025

B. Sanchez Street between Randall and 30th streets
Sunday, October 12, 2025, 5 pm to 9 pm
Trick or Treat – Sanchez St

C. Randall Street between Sanchez and Harper streets
Friday, October 31, 2025, 4 pm to 9 pm
Trick or Treat – Randall Street

D. 42nd Avenue Street between Judah and Kirkham streets
Friday, October 31, 2025, 2 pm to 11 pm
Trick or Treat - 42nd Ave

E. Sanchez Street between Randall and 30th streets
Sunday, October 12, 2025, 12 pm to 5 pm
Block Party – 1700 Sanchez Street

F. Joost Avenue between Gennessee Street and Ridgewood Avenue
Sunday October 19, 2025, 9 am to 6 pm
Block Party - Joost Avenue

G. 4th Avenue between Balboa and Cabrillo streets
Saturday, October 25, 2025, 1 pm to 10 pm
Block Party – 4th Ave Halloween

H. 45th Avenue between Pacheco and Quintara streets
Friday, October 31, 2025, 4 pm to 11 pm
Block Party – 45th Avenue Halloween

I. Anzavista Avenue between Barcelona and Encanto avenues
Saturday, October 18, 2025, 9:30 am to 4 pm
Block Party – Anza Vista

J. Shotwell Street between 25th and 26th streets
Sunday, October 5, 2025, 11 am to 5 pm
Block Party - Inner Mission

K. 23rd Avenue between Vincente and Wawona streets
Saturday, November 1, 2025, 1 pm to 10 pm
Block Party – 23rd Avenue

L. Fairmount Street between Whitney and Chenery streets
Sunday, October 19, 2025, 2025, 12 pm to 5 pm
Block Party – Fairmount Street

M. Cayuga Avenue between Santa Ynez and San Juan avenues
Sunday, October 5, 2025, 9 am to 5 pm
Block Party – Cayuga

N. Brentwood Avenue between Yerba Buena Avenue and Fernwood Drive
Sunday, October 26, 2025, 10:30 am to 6:30 pm
Block Party - Brentwood Ave (Monterey Heights)

O. Clayton Street between Fulton and Grove streets
Sunday, October 19, 2025, 11 am to 6 pm
Block Party - Clayton St

P. Wawona Street between Taraval and Ulloa streets
Sunday, October 19, 2025, 10 am to 6 pm
Block Party - Wawona Street

Q. 41st Avenue between Taraval and Ulloa streets
Sunday, October 19, 2025, 12 pm to 6 pm
Block Party – 41st Avenue Fall

R. Surrey Street between Castro and Diamond streets
Saturday, October 4, 2025, 9 am to 6 pm
Block Party - Surrey St

S. Chenery Street between Elk and Diamond streets
Intersections closed: Chenery at Elk, Mizpah, Surrey, Burnside, Chilton, Lippard, Brompton, Thor and Diamond
Friday, October 31, 2025, 4:00 pm to 9:30 pm
Chenery Halloween 2025

T. 18th Avenue between Ulloa and Vicente streets
Saturday, October 18, 2025, 8 am to 1 pm
St. Cecelia Parish Festival

U. Leavenworth Street between Lombard and Filbert streets
Intersection closed: Leavenworth at Greenwich streets
Friday, October 31, 2025, 5 pm to 10 pm
Leavenworth Street Halloween

V. 10th Avenue between Geary Blvd and Anza Street
Thursday, October 9, 2025, 12 pm to 8 pm
Sukkot Street Party

W. Michigan Street between Marin and Cesar Chavez streets
Sunday, October 19, 2025, 12:01 am to
Friday, October 24, 2025, 2 pm
Midway – Vercel

X. Jefferson Street between Hyde and Beach streets
Friday, October 10, 2025, 6 am to
Sunday, October 12, 2025, 8 pm
San Francisco Fleet Week 2025

REGULAR CALENDAR

Y. 44th Avenue between Cabrillo and Fulton streets
Saturday, October 18, 2025, 12 noon to 9 pm
Block Party - 44th Ave

Z. Waller Street between Potomac and Pierce streets
Saturday, October 11, 2025, 2 pm to 5 pm
Block Party - Waller Street Danfest

AA. 21st Avenue between Judah and Kirkham streets
Sunday, October 19, 2025, 10 am to 5 pm
Block Party - 21st Ave

BB. 7th Avenue between Geary Boulevard and Anza Street
Saturday, September 27, 2025, 2 pm to 6 pm
Block Party - 7th Ave

CC. Steiner Street between Hayes and Grove streets
Sunday, October 26, 2025, 12 pm to 7 pm
Block Party - Alamo Scare

DD. Montcalm Street between York Street and Mullen Avenue
Saturday, September 20, 2025, 12 pm to 8 pm
Block Party - Yo'Calm

EE. 36th Avenue between Santiago and Taraval streets
Friday, October 31, 2025, 1 pm to 5:30 pm
Sunset Trick-or-Treat

FF. Broadway between Jones Street and 185-feet easterly of Jones Street
Saturday, October 4, 2025, 12 pm to 5 pm
Block Party - Russian Hill Broadway

GG. 45th Avenue between Noriega and Ortega streets
Sunday, October 12, 2025, 11:30 am to 6:30 pm
Block Party - 45th Ave Noriega 2025

HH. Waller Street between Webster and Buchanan streets
Saturday, October 4, 2025, 9 am to 6 pm
Block Party - Waller Street

II. 48th Avenue between Kirkham and Lawton streets
Saturday, October 11, 2025, 10 am to 6 pm
Block Party – 48th Avenue

JJ. 42nd Avenue between Irving Street and Lincoln Way
Saturday, October 18, 2025, 11 am to 3 pm
Block Party - 42nd Avenue

KK. 41st Avenue between Balboa and Cabrillo streets
Sunday, October 19, 2025, 10 am to 3 pm
Block Party – 41st Ave Outer Richmond

LL. Saturn Street between 300’ Easterly of Lower Terrace and Easterly Terminus
Saturday, September 27, 2025, 6 pm to 10 pm
Block Party - Cinema on Saturn

MM. Carroll Avenue between Giants and Arelious Walker drives
Saturday, October 4, 2025, 12 noon to 8 pm
The Carroll Street Carnival

NN. Golden Gate Avenue between Leavenworth and Jones streets
Saturday, October 4, 2025, 6 am to 5 pm
St. Anthony Foundation's 75th Anniversary Block Party

OO. Noe Street between Market and Beaver streets
Sunday, October 12, 2025, 10 am to 5 pm
Comfort & Joy Car Wash

PP. 42nd Avenue between Santiago and Taraval streets
Saturday, November 8, 2025, 7 am to 5 pm
Playmates Annual Harvest Festival

QQ. Noe Street between Market and Beaver streets
Saturday, October 11, 2025, 1 pm to 5:30 pm
Event Rally

RR. Austin Street between Franklin Street and Van Ness Avenue
Friday, September 26, 2025, 6 am to 7 pm
Summer Sizzler

SS. Rhode Island Street between Alameda and 15th streets
Saturday, October 11, 2025, 11:30 am to 11:59 pm
Plate by Plate Presented by Project by Project San Francisco

TT. Scott Street between Fell and Hayes streets
Saturday, October 18, 2025, 1 pm to 6 pm
Live from the Stoop

UU. Balboa Street between 38th and 39th avenues
Monday, October 13, 2025, 10 am to 6 pm
GUS' 60th Year Anniversary Party

VV. 20th Street between Wisconsin and Missouri Streets; Connecticut Street between 19th Street and Southerly Terminus; Missouri Street between 19th and 20th Streets
Intersections closed: 20th Street at Arkansas, Missouri, and Connecticut streets
Saturday, October 18, 2025, 6 am to 7 pm
Potrero Hill Festival

WW. Waverly Place between Washington and Sacramento streets
(Intersection of Clay Street at Waverly Place to remain open.)
Saturday, October 4, 2025, 9 am to 6 pm
Water Mirror Echo

XX. Mason Street between California and Sacramento streets
Thursday, October 23, 2025, 9 am to
Friday, October 24, 2025, 11 am
FOCF Kick Off Gala

YY. Clement Street between 6th and 8th avenues; 7th Avenue from 40' south of Clement Street to 40' north of Clement Street
Intersection closed: Clement Street at 7th Avenue
Saturday, October 18, 2025, 9 am to 7 pm
Clement Street Art Fair

ZZ. Mint Plaza between 5th and Mint streets; Jessie West Street between Jessie and Mission streets; Mint Street between Jessie and Mission streets
Saturday, October 18, 2025, 12:01 am to 11:59 pm
UNDISCOVERED SF Season 9 2025

AAA. Battery Street (westside parking lane only) between Vallejo Street and Broadway
Wednesday, September 17, 2025, 4 pm to 8 pm
KPIX Hispanic Heritage Month Reception

BBB. Valencia Street between 14th and 15th streets
Friday, October 3, 2025, 8 am to 10 pm
Unity Fest

CCC. Stockton Street between Filbert to Union streets
Saturday, October 4, 2025, 2 pm to 9 pm
Italian Heritage Block Party

DDD. Union Street between Columbus Avenue and Stockton Street
Sunday, October 12, 2025, 8 am to 5 pm
Italian Heritage Parade Car Show

EEE. Taylor Street between North Point and Bay streets
Saturday, October 18, 2025, 8 am to
Sunday, October 19, 2025, 9 am
CAF Million Dollar Challenge Bike Tour

FFF. 16th Street between 3rd St and Terry A. Francois Blvd
Friday, October 3, 2025, 6 am to
Sunday, October 5, 2025, 6am
Hoop it Up

GGG. Mission Street between Theresa Street and Geneva Avenue; Ocean Avenue between Persia Avenue and Mission Street
Intersections closed: Mission Street at Cotter, Francis, Excelsior, Santa Rosa, Harrington, Norton, Brazil, San Juan, Leo, Russia, Onondaga, France, Italy, Amazon; Ocean Avenue at Persia Avenue
Sunday, October 19, 2025, 10 am to 5 pm
Sunday Streets Excelsior

HHH. Russ Street between Howard and Folsom streets
Sunday, October 5, 2025, 8 am to 8 pm
Sunday Streets SoMa

III. O'Farrell Street between Fillmore and Steiner streets
Sunday, September 21, 2025, 7 am to 7 pm
Sunday Streets Western Addition

Categorically exempt from CEQA: CEQA Guidelines Section 15304 Class 4(e) minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc. and/or Section 15305 Class 5(b) minor alterations in land use limitations, including street closings and equipment for special events

_____

Forrest Chamberlain Date
San Francisco Municipal Transportation Agency

ROADWAY SHARED SPACES CLOSURES (ACTION ITEMS)

The following item has been environmentally cleared by the Planning Department on April 19, 2021, Addendum #2 to San Francisco Better Streets Plan Project [Case No. 2021-003010ENV (addendum to Case No. 2007.1238E)]:

NONE

ROADWAY SHARED SPACES CLOSURES (INFORMATIONAL ITEMS)

The following items are presented for informational purposes and public comment. Closures are subject to review and approval by the SFMTA Board.

NONE

***SUPPORTING DOCUMENTATION FOR INTERDEPARTMENTAL STAFF COMMITTEE AGENDA ITEMS ARE AVAILABLE FOR REVIEW AT THE MUNICIPAL TRANSPORTATION AGENCY'S OFFICES, ONE SOUTH VAN NESS, SAN FRANCISCO, CA 94103, DURING NORMAL BUSINESS HOURS. PLEASE CONTACT TEMPORARY STREET CLOSURES/SPECIAL EVENTS AT specialevents@sfmta.com. ***

Sound Producing Devices
The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of cell phone, pager, or other similar sound-producing electronic devices.

Disability Access
To obtain a disability-related modification or accommodation, including auxiliary aids or services, to participate in the meeting, please contact (415) 701-4683 at least two business days before the meeting. In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

Know Your Rights under the Sunshine Ordinance
Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force Administrator by mail to Sunshine Ordinance Task Force, One Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102, by phone at (415) 554-7724, by fax at (415) 554-7854 or by email at *sotf@sfgov.org*. Citizens may obtain a free copy of the Sunshine Ordinance by contacting the Sunshine Ordinance Task Force Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at web site *http://www.sfgov.org/sunshine*.

Lobbyist Registration and Reporting Requirements
Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code Sec. 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2200, fax (415) 581-2217, web site *www.sfgov.org/ethics*.

California Environmental Quality Act (CEQA) Appeal Rights under S.F. Admin. Code Chapter 31: For identified Approval Actions**,** the Planning Department or the SFMTA has issued a CEQA exemption determination or negative declaration, which may be viewed online at the Planning Department's website**.** Following approval of the item by ISCOTT, the CEQA determination is subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16 which is typically within 30 calendar days. For information on filing a CEQA appeal, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or submitted in writing to the City prior to or at such hearing, or as part of the appeal hearing process on the CEQA decision.

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
Subject:	FW: Minutes of the ISCOTT Hearing on September 11
Date:	Thursday, September 11, 2025 1:20:00 PM
Attachments:	ISCOTT_1600_Minutes.pdf

Hello,

Please see below and attached for communication from the San Francisco Municipal Transportation Agency, submitting minutes for the September 11, 2025, ISCOTT meeting.

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 | www.sfbos.org

From: SpecialEvents <SpecialEvents@sfmta.com>
Sent: Thursday, September 11, 2025 12:36 PM
To: SpecialEvents <SpecialEvents@sfmta.com>
Subject: Minutes of the ISCOTT Hearing on September 11

Good afternoon –

Attached are the minutes of the September 11 ISCOTT public hearing.

If you have any questions, please let us know.

Nick Chapman
Manager, Temporary Street Closures I Special Events
San Francisco Municipal Transportation Agency
1 South Van Ness Ave, 7th Floor
San Francisco, CA 94103
Pronouns: he/him, they/them

ISCOTT MINUTES

INTERDEPARTMENTAL STAFF COMMITTEE
ON TRAFFIC AND TRANSPORTATION FOR
TEMPORARY STREET CLOSURES

Meeting of September 11, 2025 - Thursday, 9:00 AM
1600th Regular Meeting
Online Meeting

COMMITTEE	***REPRESENTATIVE***
SFMTA	Bryant Woo (Chair)
SFPD	Sgt. Eric Elias, Off. Loren Chiu, Off. Ronald Quock
SFFD	Lt. Erin Yamamura, Insp. Sasha Crombie, Insp. Jared Franklin
Public Health	Kyle Chan
Public Works	Joel Martinez, Ava Ross, Jomari Fernandez
Entertainment Commission	Dylan Rice
Planning	Absent

DEPARTMENTS	***REPRESENTATIVE***
SFMTA Special Events	Nick Chapman, Dianne Yee, Elizabeth Hsu
SFMTA Transit	Helen Kwan, Gary Chau
SFMTA Enforcement	James Sarracino
SFMTA Temporary Signs	Gretchen Rude, Houston Forrester, Matthew Madsen
SFMTA Taxis	Scott Leon
Emergency Management	Leo Ishoda

GUESTS	***ITEM***	***GUESTS***	***ITEM***
Javier Sanchez		Annie Ma	
Robin Herman		Zadie Oleksiw	
Brandon DiPierri		Ciaran Trevino	
Janet Ryan		Tamara Walker	
Francis Semilla		Blair Greenberg	
Gianna		Geoffrey McFarland	
scott		Anthy Donati	
Bob Byrne		Courtney Chenette	
Erin McLaughlin		Cristina Millar	
Tiara Rumantier		Seth Gilmore	
Floyd Stone		Nicole S (CSMA)	
Thuy Le		Jonathan Pauley	

Dan Johnson		Molly H	
Don		Savannah Schoelen	
Victor Z		Devon Moretti	
Emily Havens		James, Leann R	
Kiryl L		Paul Tonelli	
Gina Rosales		C. Shuman	
Rupesh		lonnell howard sr	
Justin Charles Hoover		Barry Taranto	
Jenna O'Connell		Chris Donahue (Warriors)	
Laura Pallin		Charity Fox	
jackson plut			

MINUTES OF THE AUGUST 28, 2025, MEETING (ACTION ITEM)
The Committee adopted the Minutes.

PUBLIC COMMENT
There was no public comment.

These proposed actions are an Approval Action as defined by S.F. Administrative Code Chapter 31.

CONSENT CALENDAR

A. Sanchez Street between 21st and Hill streets
Saturday, October 4, 2025, 9:30 am to 3 pm
Block Party - DHIC Fall Fest 2025

~~***B.*** Sanchez Street between Randall and 30th streets
Sunday, October 12, 2025, 5 pm to 9 pm
Trick or Treat – Sanchez St~~

C. Randall Street between Sanchez and Harper streets
Friday, October 31, 2025, 4 pm to 9 pm
Trick or Treat – Randall Street

D. 42nd Avenue Street between Judah and Kirkham streets
Friday, October 31, 2025, 2 pm to 11 pm
Trick or Treat - 42nd Ave

E. Sanchez Street between Randall and 30th streets
Sunday, October 12, 2025, 12 pm to 5 pm
Block Party – 1700 Sanchez Street

F. Joost Avenue between Gennessee Street and Ridgewood Avenue
Sunday October 19, 2025, 9 am to 6 pm
Block Party - Joost Avenue

G. 4th Avenue between Balboa and Cabrillo streets
Saturday, October 25, 2025, 1 pm to 10 pm
Block Party – 4th Ave Halloween

H. 45th Avenue between Pacheco and Quintara streets
Friday, October 31, 2025, 4 pm to 11 pm
Block Party – 45th Avenue Halloween

I. Anzavista Avenue between Barcelona and Encanto avenues
Saturday, October 18, 2025, 9:30 am to 4 pm
Block Party – Anza Vista

J. Shotwell Street between 25th and 26th streets
Sunday, October 5, 2025, 11 am to 5 pm
Block Party – Shotwell Inner Mission

K. 23rd Avenue between Vincente and Wawona streets
Saturday, November 1, 2025, 1 pm to 10 pm
Block Party – 23rd Avenue

L. Fairmount Street between Whitney and Chenery streets
Sunday, October 19, 2025, 2025, 12 pm to 5 pm
Block Party – Fairmount Street

M. Cayuga Avenue between Santa Ynez and San Juan avenues
Sunday, October 5, 2025, 9 am to 5 pm
Block Party – Cayuga

N. Brentwood Avenue between Yerba Buena Avenue and Fernwood Drive
Sunday, October 26, 2025, 10:30 am to 6:30 pm
Block Party - Brentwood Ave (Monterey Heights)

O. Clayton Street between Fulton and Grove streets
Sunday, October 19, 2025, 11 am to 6 pm
Block Party - Clayton St

P. Wawona Street between Taraval and Ulloa streets
Sunday, October 19, 2025, 10 am to 6 pm
Block Party - Wawona Street

Q. 41st Avenue between Taraval and Ulloa streets
Sunday, October 19, 2025, 12 pm to 6 pm
Block Party – 41st Avenue Fall

R. Surrey Street between Castro and Diamond streets
Saturday, October 4, 2025, 9 am to 6 pm
Block Party - Surrey St

S. Chenery Street between Elk and Diamond streets
Intersections closed: Chenery at Elk, Mizpah, Surrey, Burnside, Chilton, Lippard, Brompton, Thor and Diamond
Friday, October 31, 2025, 4:00 pm to 9:30 pm
Chenery Halloween 2025

T. 18th Avenue between Ulloa and Vicente streets
Saturday, October 18, 2025, 8 am to 2 pm
St. Cecilia Parish Festival

U. Leavenworth Street between Lombard and Filbert streets
Intersection closed: Leavenworth at Greenwich streets
Friday, October 31, 2025, 5 pm to 10 pm
Leavenworth Street Halloween

V. 10th Avenue between Geary Blvd and Anza Street
Thursday, October 9, 2025, 12 pm to 8 pm
Sukkot Street Party

W. Michigan Street between Marin and Cesar Chavez streets
Sunday, October 19, 2025, 12:01 am to
Friday, October 24, 2025, 2 pm
Midway – Vercel

X. Jefferson Street between Hyde and Beach streets
Friday, October 10, 2025, 6 am to
Sunday, October 12, 2025, 8 pm
San Francisco Fleet Week 2025

APPROVED (6-0)

REGULAR CALENDAR

Y. 44th Avenue between Cabrillo and Fulton streets
Saturday, October 18, 2025, 12 noon to 9 pm
Block Party - 44th Ave

APPROVED (6-0)

Z. Waller Street between Potomac and Pierce streets
Saturday, October 11, 2025, 2 pm to 5 pm
Block Party - Waller Street Danfest

APPROVED (6-0)

AA. 21st Avenue between Judah and Kirkham streets
Sunday, October 19, 2025, 10 am to 5 pm
Block Party - 21st Ave

APPROVED (6-0)

BB. 7th Avenue between Geary Boulevard and Anza Street
Saturday, September 27, 2025, 2 pm to 6 pm
Block Party - 7th Ave

APPROVED (6-0)

CC. Steiner Street between Hayes and Grove streets
Sunday, October 26, 2025, 12 pm to 7 pm
Block Party - Alamo Scare

APPROVED (6-0)

DD. Montcalm Street between York Street and Mullen Avenue
Saturday, September 20, 2025, 12 pm to 8 pm
Block Party - Yo'Calm

ON HOLD

EE. 36th Avenue between Santiago and Taraval streets
Friday, October 31, 2025, 1 pm to 5:30 pm
Sunset Trick-or-Treat

APPROVED (6-0)

FF. Broadway between Jones Street and 185-feet easterly of Jones Street
Saturday, October 4, 2025, 12 pm to 5 pm
Block Party - Russian Hill Broadway

WITHDRAWN

GG. 45th Avenue between Noriega and Ortega streets
Sunday, October 12, 2025, 11:30 am to 6:30 pm
Block Party - 45th Ave Noriega 2025

APPROVED (6-0)

HH. Waller Street between Webster and Buchanan streets
Saturday, October 4, 2025, 9 am to 6 pm
Block Party - Waller Street

APPROVED (6-0)

II. 48th Avenue between Kirkham and Lawton streets
Saturday, October 11, 2025, 10 am to 6 pm
Block Party – 48th Avenue

APPROVED (6-0)

JJ. 42nd Avenue between Irving Street and Lincoln Way
Saturday, October 18, 2025, 11 am to 3 pm
Block Party - 42nd Avenue

APPROVED (6-0)

KK. 41st Avenue between Balboa and Cabrillo streets
Sunday, October 19, 2025, 10 am to 3 pm
Block Party – 41st Ave Outer Richmond

APPROVED (6-0)

LL. Saturn Street between 300' Easterly of Lower Terrace and Easterly Terminus
Saturday, September 27, 2025, 6 pm to 10 pm
Block Party - Cinema on Saturn

APPROVED (6-0)

MM. Carroll Avenue between Giants and Arelious Walker drives
Saturday, October 4, 2025, 12 noon to 8 pm
The Carroll Street Carnival

APPROVED (6-0)

NN. Golden Gate Avenue between Leavenworth and Jones streets
Saturday, October 4, 2025, 6 am to 5 pm
St. Anthony Foundation's 75th Anniversary Block Party

APPROVED (6-0)

OO. Noe Street between Market and Beaver streets
Sunday, October 12, 2025, 10 am to 5 pm
Comfort & Joy Car Wash

APPROVED (6-0)

PP. 42nd Avenue between Santiago and Taraval streets
Saturday, November 8, 2025, 7 am to 5 pm
Playmates Annual Harvest Festival

APPROVED (6-0)

QQ. Noe Street between Market and Beaver streets
Saturday, October 11, 2025, 1 pm to 5:30 pm
Event Rally

APPROVED (6-0)

RR. Austin Street between Franklin Street and Van Ness Avenue
Friday, September 26, 2025, 6 am to 7 pm
Summer Sizzler

APPROVED (6-0)

SS. Rhode Island Street between Alameda and 15th streets
Saturday, October 11, 2025, 11:30 am to 11:59 pm
Plate by Plate Presented by Project by Project San Francisco

WITHDRAWN

TT. Scott Street between Fell and Hayes streets
Saturday, October 18, 2025, 1 pm to 6 pm
Live from the Stoop

APPROVED (6-0)

UU. Balboa Street between 38th and 39th avenues
Monday, October 13, 2025, 10 am to 6 pm
GUS' 60th Year Anniversary Party

APPROVED (6-0)

VV. 20th Street between Wisconsin and Missouri Streets; Connecticut Street between 19th Street and Southerly Terminus; Missouri Street between 19th and 20th Streets
Intersections closed: 20th Street at Arkansas, Missouri, and Connecticut streets
Saturday, October 18, 2025, 6 am to 7 pm
Potrero Hill Festival

ON HOLD

WW. Waverly Place between Washington and Sacramento streets
(Intersection of Clay Street at Waverly Place to remain open.)
Saturday, October 4, 2025, 9 am to 6 pm
Water Mirror Echo

APPROVED (6-0)

XX. Mason Street between California and Sacramento streets
Thursday, October 23, 2025, 9 am to
Friday, October 24, 2025, 11 am
FOCF Kick Off Gala

APPROVED (6-0)

YY. Clement Street between 6th and 8th avenues; 7th Avenue from 40' south of Clement Street to 40' north of Clement Street
Intersection closed: Clement Street at 7th Avenue
Saturday, October 18, 2025, 9 am to 7 pm
Clement Street Art Fair

APPROVED (6-0)

ZZ. Mint Plaza between 5th and Mint streets; Jessie West Street between Jessie and Mission streets; Mint Street between Jessie and Mission streets
Saturday, October 18, 2025, 12:01 am to 11:59 pm
UNDISCOVERED SF Season 9 2025

APPROVED (6-0)

AAA. Battery Street (westside parking lane only) between Vallejo Street and Broadway
Wednesday, September 17, 2025, 4 pm to 8 pm
KPIX Hispanic Heritage Month Reception

APPROVED (6-0)

BBB. Valencia Street between 14th and 15th streets
Friday, October 3, 2025, 8 am to 10 pm
Unity Fest

ON HOLD

CCC. Stockton Street between Filbert to Union streets
Saturday, October 4, 2025, 2 pm to 9 pm
Italian Heritage Block Party

APPROVED (6-0)

DDD. Union Street between Columbus Avenue and Stockton Street
Sunday, October 12, 2025, 8 am to 5 pm
Italian Heritage Parade Car Show

APPROVED (6-0)

EEE. Taylor Street between North Point and Bay streets
Saturday, October 18, 2025, 8 am to
Sunday, October 19, 2025, 9 am
CAF Million Dollar Challenge Bike Tour

APPROVED (6-0)

FFF. 16th Street between 3rd St and Terry A. Francois Blvd
Friday, October 3, 2025, 6 am to
Sunday, October 5, 2025, 6am
Hoop it Up

APPROVED (6-0)

GGG. Mission Street between Theresa Street and Geneva Avenue; Ocean Avenue between Persia Avenue and Mission Street
Intersections closed: Mission Street at Cotter, Francis, Excelsior, Santa Rosa, Harrington, Norton, Brazil, San Juan, Leo, Russia, Onondaga, France, Italy, Amazon; Ocean Avenue at Persia Avenue
Sunday, October 19, 2025, 10 am to 5 pm
Sunday Streets Excelsior

APPROVED (6-0)

HHH. Russ Street between Howard and Folsom streets
Sunday, October 5, 2025, 8 am to 8 pm
Sunday Streets SoMa

APPROVED (6-0)

III. O'Farrell Street between Fillmore and Steiner streets
Sunday, September 21, 2025, 7 am to 7 pm
Sunday Streets Western Addition

APPROVED (6-0)

Categorically exempt from CEQA: CEQA Guidelines Section 15304 Class 4(e) minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc. and/or Section 15305 Class 5(b) minor alterations in land use limitations, including street closings and equipment for special events

ROADWAY SHARED SPACES CLOSURES (ACTION ITEMS)

The following item has been environmentally cleared by the Planning Department on April 19, 2021, Addendum #2 to San Francisco Better Streets Plan Project [Case No. 2021-003010ENV (addendum to Case No. 2007.1238E)]:

None

ROADWAY SHARED SPACES CLOSURES (INFORMATIONAL ITEMS)

The following items are presented for informational purposes and public comment. Closures are subject to review and approval by the SFMTA Board.

None

SUPPORTING DOCUMENTATION FOR INTERDEPARTMENTAL STAFF COMMITTEE AGENDA ITEMS ARE AVAILABLE FOR REVIEW AT THE MUNICIPAL TRANSPORTATION AGENCY'S OFFICES, ONE SOUTH VAN NESS, SAN FANCISCO, CA 94103, DURING NORMAL BUSINESS HOURS. PLEASE CONTACT TEMPORARY STREET CLOSURES AT specialevents@sfmta.com *

Sound Producing Devices
The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of cell phone, pager, or other similar sound-producing electronic devices.

Disability Access
To obtain a disability-related modification or accommodation, including auxiliary aids or services, to participate in the meeting, please contact (415) 701-4683 at least two business days before the meeting. In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

Know Your Rights under the Sunshine Ordinance
Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force Administrator by mail to Sunshine Ordinance Task Force, One Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102, by phone at (415) 554-7724, by fax at (415) 554-7854 or by email at *sotf@sfgov.org*. Citizens may obtain a free copy of the Sunshine Ordinance by contacting the Sunshine Ordinance Task Force Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at web site *http://www.sfgov.org/sunshine*.

Lobbyist Registration and Reporting Requirements
Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code Sec. 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2200, fax (415) 581-2217, web site *www.sfgov.org/ethics*.

California Environmental Quality Act (CEQA) Appeal Rights under S.F. Admin. Code Chapter 31: For identified Approval Actions**,** the Planning Department or the SFMTA has issued a CEQA exemption determination or negative declaration, which may be viewed online at the Planning Department's website**.** Following approval of the item by ISCOTT, the CEQA determination is subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16 which is typically within 30 calendar days. For information on filing a CEQA appeal, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or submitted in writing to the City prior to or at such hearing, or as part of the appeal hearing process on the CEQA decision.

Item 3

From: Board of Supervisors (BOS)
To: BOS-Supervisors; BOS-Legislative Aides
Cc: Calvillo, Angela (BOS)
Subject: FW: Daily Crime Summary
Date: Thursday, September 4, 2025 6:49:00 PM
Attachments: 090425.pdf

Dear Supervisors,

Please see the attached Daily Crime Summary.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: Laokwansathitaya, Kwanjai (POL) <Kwanjai.Laokwansathitaya@sfgov.org>
Sent: Thursday, September 4, 2025 10:57 AM
Subject: Daily Crime Summary

Please DO NOT REPLY to this email. This is a widely distributed email, and we receive several automatic replies, which are subsequently deleted. If you have an inquiry, please contact the SFPD Media Relations Unit at sfpdmediarelations@sfgov.org.

Officer Eve Laokwansathitaya #204
Public Information Officer
San Francisco Police Department
Media Relations Unit
Main: (415) 837-7395

SAN FRANCISCO POLICE DEPARTMENT
MEDIA RELATIONS UNIT
DAILY RECAP

September 4, 2025

Incident	Hot Prowl
Date	9/1/25-9/2/25
Time	2200 hrs-1100 hrs.
Case Number	2250494384
Location	2300 blk. California St.
District	Northern
Suspects(s)	Unknown
Suspect Vehicle	Unknown
Weapon Type	Unknown
Arrest	No
Victim(s)	V1: WF 66 V2: WM 35
Injury	No
Condition	N/A
Loss	US Currency, Documents, Laptop, Suitcases and Bicycles
M.O. / Summary	While victims were home, S unlawfully entered residence, took property, then fled scene.

Incident	Assault
Date	9/3/25
Time	0029 hrs.
Case Number	250494033
Location	600 block O'Farrell St

1245 3rd Street, 6th Floor, San Francisco, CA. 94127
Tel. (415) 837-7395 / Fax (415) 837-7249
E-Mail: sfpdmediarelations@sfgov.org
Website: www.sanfranciscopolice.org

SAN FRANCISCO POLICE DEPARTMENT
MEDIA RELATIONS UNIT
DAILY RECAP

District	Tenderloin
Suspects(s)	HM 28
Suspect Vehicle	N/A
Weapon Type	Unk
Arrest	Yes
Victim(s)	HM 30
Injury	Yes, transported to hospital
Condition	Non-life threatening
Loss	Unknown
M.O. / Summary	V was approached and hit twice with unk weapon by S. V transported to hospital

Incident	Shooting
Date	9/3/25
Time	1942 hrs.
Case Number	250496277
Location	Golden Gate & Leavenworth
District	Tenderloin
Suspects(s)	BM 36 and Unknown
Suspect Vehicle	N/A
Weapon Type	Gun
Arrest	Yes
Victim(s)	BM 36
Injury	Yes, transported to hospital

1245 3rd Street, 6th Floor, San Francisco, CA. 94127
Tel. (415) 837-7395 / Fax (415) 837-7249
E-Mail: sfpdmediarelations@sfgov.org
Website: www.sanfranciscopolice.org

SAN FRANCISCO POLICE DEPARTMENT
MEDIA RELATIONS UNIT
DAILY RECAP

Condition	Life-Threatening
Loss	N/A
M.O. / Summary	S1 approached V1 and fired at V1.

1245 3rd Street, 6th Floor, San Francisco, CA. 94127
Tel. (415) 837-7395 / Fax (415) 837-7249
E-Mail: sfpdmediarelations@sfgov.org
Website: www.sanfranciscopolice.org

Item 4

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
Subject:	FW: SFPD Resolution No. 25-68, Donation from the SF Police Community Foundation, valued at $9,500
Date:	Wednesday, September 10, 2025 2:11:00 PM
Attachments:	Res 25-68 Approval to accept SF Police Comm Found donation to Southern $9500 for Nat"l Night Out.pdf

Hello,

Please see below and attached for communication from the San Francisco Police Commission, submitting Resolution No. 25-68, Approval to Accept San Francisco Community Foundation Donation to Southern Station's August 5, 2025, National Night Out, Valued at $9,500.

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 | www.sfbos.org

From: Singh, Kristine (POL) <kristine.singh@sfgov.org>
Sent: Friday, September 5, 2025 9:47 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Cc: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Youngblood, Stacy (POL) <Stacy.A.Youngblood@sfgov.org>; Reynolds, Sondra (POL) <sondra.reynolds@sfgov.org>
Subject: SFPD Resolution No. 25-68, Donation from the SF Police Community Foundation, valued at $9,500

Dear Ms. Calvillo,

Please see attached, for your records and reference, SFPD Resolution No. 25-68, approval to accept a donation from the San Francisco Police Community Foundation to Southern Station's August 5th, 2025, National Night Out, valued at $9,500.

Regards,

Kristine Singh
Exec. Asst.
For Sergeant Stacy Youngblood, Secretary to the Police Commission

Police Commission
SFPD Headquarters
1245 3rd Street
San Francisco, CA 94158
Desk: 415-837-7072

NOTICE: The information contained in this electronic message may be confidential and may be subject to the attorney-client privilege and/or the attorney work product doctrine. It is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination or copying of this communication is strictly prohibited. If you have received this electronic message in error, please delete the original message from your e-mail system. Thank you.

The Police Commission

CITY AND COUNTY OF SAN FRANCISCO

C. DON CLAY
President

KEVIN BENEDICTO
Vice President

CINDY ELIAS
Commissioner

LARRY YEE
Commissioner

W.S. WILSON LEUNG
Commissioner

MATTIE SCOTT
Commissioner

PRATIBHA TEKKEY
Commissioner

Sergeant Stacy Youngblood
Secretary

September 5, 2025

Honorable Board of Supervisors
City Hall, Room 244
#1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Honorable Supervisors:

At the meeting of the Police Commission on Wednesday, September 3, 2025, the following resolution was adopted:

RESOLUTION NO. 25-68

APPROVAL TO ACCEPT SAN FRANCISCO POLICE COMMUNITY FOUNDATION DONATION TO SOUTHERN STATION'S AUGUST 5th, 2025 NATIONAL NIGHT OUT, VALUED AT $9,500;

RESOLVED, that the Police Commission approves acceptance of a donation from the San Francisco Police Community Foundation to Southern Station's August 5th, 2025, National Night Out, valued at $9,500.

AYES: Commissioners Yee, Scott, Elias, Leung, Tekkey, Vice President Benedicto and President Clay

Very truly yours,

Sergeant Stacy Youngblood
Secretary
THE POLICE COMMISSION

1211/ks

cc: Capt. L. Martin/Southern
Ofc. K. Clifford/Southern
Sgt. J. O'Meara/CED
Chief Financial Officer K. Wu/Fiscal
Manager L. Wu/Fiscal

2025-9

Memorandum

San Francisco Police Department

To: Captain Luke Martin
Commanding Officer
Southern Station

From: Ofc. Kevin Clifford #190 KC #190
Southern Station

Date: Thursday, June 19, 2025

Subject: San Francisco Police Community Foundation Grant Request for Southern Stations Annual National Night Out- $9,500

DC DERRICK LEW #1079
FIELD OPERATIONS BUREAU

APPROVED YES NO

COMMANDER DERRICK JACKSON #876
FIELD OPERATIONS BUREAU

Captain Luke Martin #705

PAUL YEP
Interim Chief of Police

I am respectfully writing this memorandum to request a $9,500 budget from the San Francisco Police Community Foundation to cover expenses for Southern Station's Annual National Night Out held on August 05, 2025. The expected expenses include decorations, games, food, prizes, branded SFPD Items and an inflatable bounce house. This reflects a reduced cost estimate for materials from a previous request.

Unlike other district Stations Southern Station hosts this annual community event for children and families at two locations, one in Mission Bay and two on Treasure Island. SFPD partners with the Southern CPAB, the Treasure Island Development Authority (TIDA) UCPD, CHP, HSI and SFPD SOB Units also participate. This event is held annually on the first Tuesday in August in the Southern District and on Treasure Island and is intended to foster trust and strengthen relationships within the community. Southern Station members set up games, a bounce house and hand out raffle prizes with our other LEO partners to children from the district. The community is provided with the opportunity to meet and interact with Southern Station members, members of specialized units like the Marine Unit and EOD, as well as members from CHP, UCSF PD and HSI. This annual event has been a big success, and each year attendance increases.

I appreciate the Foundation's consideration for this grant proposal.

Submitted,

2025-9

San Francisco Police Community Foundation

Grant Request Form

Tracking Number

Contact CED for tracking number before submitting this form through chain of command
415-575-6039 or SFPDCED@sfgov.org

Purpose of Grant Request:

- [ ] Tools / Equipment / Technology
- [ ] Resources for Officer Wellness
- [X] Community Engagement Activity
- [ ] Other _____

Description of project and how it will support officers' quality of life and performance on the job, and / or how it will positively impact community members directly in addition to ideas, strategies, and opportunities for intentional relationship building between police officers and the community they serve.

See attached memorandum. I am respectfully writing this memorandum to request a $9,500 budget from the San Francisco Police Community Foundation to cover expenses for Southern Station's Annual National Night Out event to be held on Tuesday, August 05, 2025 at two locations in the Southern District, one in Mission Bay and the other at Treasure Island. The expected expenses include decorations, games, food, prizes, branded SFPD items and an inflatable bounce house.

Exact Cost [ ] - OR - Estimated Cost [$9,500] (Attach Quote)

Submitted By: _A/Lieutenant Jim O'Meara__Unit: __CED_____ Date: __06/19/2025

Approvals:

Station Captain _____ Date_____
Commander _____ Date_____
Deputy Chief _____ Date_____
Assistant Chief _____ Date_____
Chief of Police _____ Date_____

SFPCF Board Approved: Yes ____ No _____
SFPCF Board Approval Date _____

Police Commission Approval Date _____
Board of Supervisors Approval Date _____

Date Submitted to SFPCF CEO _____
Date Submitted to SFPCF Board _____

2025-9.

SFPD DONOR DISCLOSURE/GIFT ACKNOWLEDGEMENT FORM

Thank you for your generous contribution to the San Francisco Police Department. **Donors must complete and provide this form to the SFPD prior or at time of donation delivery.** Forms should be returned to:

Mail: San Francisco Police Department
Attn: Fiscal
1245 3rd Street Street. San Francisco, CA 94158

Fax: (415) 575-6085
Please cover page with: Attn: Donor Disclosure
Email:sfpdfiscal@sfgov.org

PLEASE NOTE: In compliance with the San Francisco's Sunshine Ordinance*, IRS regulations and the City and County of San Francisco's donation policy the SFPD:

- DOES NOT ACCEPT ANONYMOUS DONATIONS. DONOR INFORMATION MUST BE PROVIDED IN THIS FORM
- THIS FORM MUST BE COMPLETED IN ITS ENTIRETY FOR DONATIONS TO BE ACCEPTED.
- THE OFFICIAL DONOR WILL BE ACKNOWLEDGED ON THE SFPD WEBSITE AND OTHER PUBLIC TAX AND FINANCIAL DOCUMENTS AS REQUIRED BY LAW.

Donation Information: Please indicate if the donation/gift is: ☐ In-Kind Items ☑ Cash/Monetary

Official Donor : San Francisco Police Community Foundation
Individual, Organization, Company

Date of Donation: June 19, 2025
Month/Day Year

Gift/Donation Description: Southern Police Station's National Night Out event

Cash Value or Estimated Value of Items $ $9,500

Contact Information: Please indicate if the contact information is: ☑ Business/Corporate/Community Organization ☐ Residence/Individual

First and Last Name: San Francisco Police Community Foundation

Telephone: 415-316-9516

Email: ixchel@sfpolicecommunity.org

Mailing Address: 700 Montgomery Street | | San Francisco | CA | 94111
Street | **Apt./Suite** | **City** | **State** | **Zip**

Financial Interest: The Sunshine Ordinance requires that a department receiving a gift of money, goods or services worth $100 or more report any financial interest the donor has involving the San Francisco City government. Please check the appropriate box or boxes that describe your financial interest(s) in the City.

☐ Contract with City ☐ Other Financial Interest
☐ Pending request for a City Contract, Grant, Permit or Other Entitlement for Use
DESCRIBE:

☑ No Financial Interest
☐ Grant from the City

☐ Lease of Space to or from the City
☐ City License, Permit or Entitlement for Use
DESCRIBE

*The San Francisco Sunshine Ordinance (San Francisco Administrative Code Chapter 67) as approved by the San Francisco voters in 1999, provides that SEC. 67.29-.6 Sources of Outside Funding. No official or employee or agent of the city shall accept, allow to be collected, or direct or influence the spending of , any money, or any goods or services worth more than one hundred dollars in aggregate, for the purpose of carrying out or assisting any City function unless the amount and source of all such funds is disclosed as a public record and made available on the website for the department to which the funds are directed. When such funds are provided or managed by an entity, and not an individual, that entity must agree in writing to abide by this ordinance. The disclosure shall include the names of all individuals or organizations contributing such money and a statement as to any financial interest the contributor has involving the City.

Docusign Envelope ID: 7BA40B66-BDD0-4E33-A5C1-2D90ACF026F6

2025-9

UNANIMOUS WRITTEN CONSENT

OF

THE DIRECTORS

OF

SAN FRANCISCO POLICE COMMUNITY FOUNDATION

ACTION BY UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS TO ADOPT RESOLUTIONS AND APPROVE GIFTS

The undersigned being the Directors of San Francisco Police Community Foundation, a California Nonprofit Public Benefit Corporation (the "Corporation"), pursuant to Section 5211(b) of the California Corporations Code, hereby consent to, and by this Consent approve and adopt, the following resolutions, effective as of **July 11**, 2025 for all purposes:

1. SOUTHERN STATION - NATIONAL NIGHT OUT

(The requested amount will be deducted from the $100,000 grant total for Southern Station)

RESOLVED, that the Board hereby authorizes the grant of $9,500 to the San Francisco Police Southern Station for Southern Station's National Night Out event as requested by Ofc. Kevin Clifford #190, Southern Station, on June 19, 2025.

This Unanimous Written Consent of the Directors is executed pursuant to the Bylaws of the Corporation and Section 5211(b) of the California Corporations Code which provide for the taking of action by the Board by unanimous written consent without a meeting.

IN WITNESS WHEREOF, the undersigned Directors have executed this action by written consent as of this ____ day of ____, 2025.

By: DocuSigned by: Derick Brown, Director — Date: 7/11/2025
Derick Brown

By: DocuSigned by: Marisa Rodriguez, Director — Date: 7/11/2025
Marisa Rodriguez

By: Signed by: Yoyo Chan Murphy, Director — Date: 7/11/2025
Yoyo Chan

By: DocuSigned by: Rudy Corpuz, Director — Date: 7/11/2025
Rudy Corpuz Jr.

By: DocuSigned by: Sunny Schwartz, Director — Date: 7/11/2025
Sunny Schwartz

Item 5

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
Subject:	FW: Letter of Inquiry from Supervisor Sherrill
Date:	Wednesday, September 10, 2025 2:16:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png 2025.09.05 SFPUC LOI Response.pdf 25.07.29 Sherrill CTA_ Clerk"s Memo.pdf 25.07.29 Sherrill CTA LOI.pdf

---

Hello,

Please see below and attached for communication from the San Francisco Public Utilities Commission, submitting a response to a Letter of Inquiry issued by Supervisor Stephen Sherrill at the July 29, 2025, Board of Supervisors meeting.

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 | www.sfbos.org

From: Spitz, Jeremy M <JSpitz@sfwater.org>
Sent: Friday, September 5, 2025 10:07 AM
To: Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>
Cc: BOS-Operations <bos-operations@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Lennear, Tiffany (PUC) <TLennear@sfwater.org>; Herrera, Dennis (PUC) <DJHerrera@sfwater.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: RE: Letter of Inquiry from Supervisor Sherrill

Dear Supervisor Sherrill,

Thank you for your July 15 letter regarding stormwater infrastructure and flood preparedness. Attached, please find our formal response from SFPUC General Manager Dennis Herrera, which addresses the questions raised in your letter.

We appreciate your continued engagement on these important issues and welcome any further discussion or coordination with your office.

Please don't hesitate to reach out if you have any questions or would like to schedule a follow-up conversation.

Best,

Jeremy Spitz
Local and Regional Policy and Government Affairs Manager
San Francisco Public Utilities Commission
Pronouns: he, him, his
sfpuc.org

From: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Sent: Thursday, July 31, 2025 1:45 PM
To: Herrera, Dennis J <DJHerrera@sfwater.org>
Cc: BOS-Operations <bos-operations@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; Spitz, Jeremy M <JSpitz@sfwater.org>; Lennear, Tiffany <TLennear@sfwater.org>
Subject: Letter of Inquiry from Supervisor Sherrill

Dear General Manager Herrera,

Please see the attached memorandum, from the Clerk of the Board of Supervisors, regarding a Letter of Inquiry issued by Supervisor Stephen Sherrill at the July 29, 2025, Board of Supervisors meeting.

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 | 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.

San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission

525 Golden Gate Avenue, 13th Floor
San Francisco, CA 94102
T 415.554.3155
F 415.554.3161
TTY 415.554.3488

September 5, 2025

Supervisor Stephen Sherrill
Member, Board of Supervisors, District 2
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Response to Letter of Inquiry – Status Update on Stormwater Infrastructure Readiness

Dear Supervisor Sherrill,

Thank you for your July 15 letter regarding stormwater infrastructure and flood preparedness in the Marina neighborhood. We appreciate your proactive engagement on those topics and the topic of potential impacts from the anticipated increase in frequency and intensity of severe weather events.

Below, we've outlined responses to each of the questions you raised, and we welcome further discussion as needed.

1. How many 5-year, 10-year, 20-year, and 100-year storms have occurred over the past ten years in District 2?

At present, the estimated return periods for historic storm events are only readily available for the storms that occurred between October 1, 2013, and February 29, 2024. As shown in the figure below, as measured at the nearest rain gauge, RG-34, which is located at the Palace of Fine Arts in the North Shore area, there were many storms during this 10-plus year period (plotted as a purple dot on the figure below), and only four of those storm events had return periods exceeding a five-year return period on a three-hour basis. The most intense storm happened on December 31, 2022, and had a return period of 212 years on a three-hour basis.

Daniel Lurie
Mayor

Kate H. Stacy
President

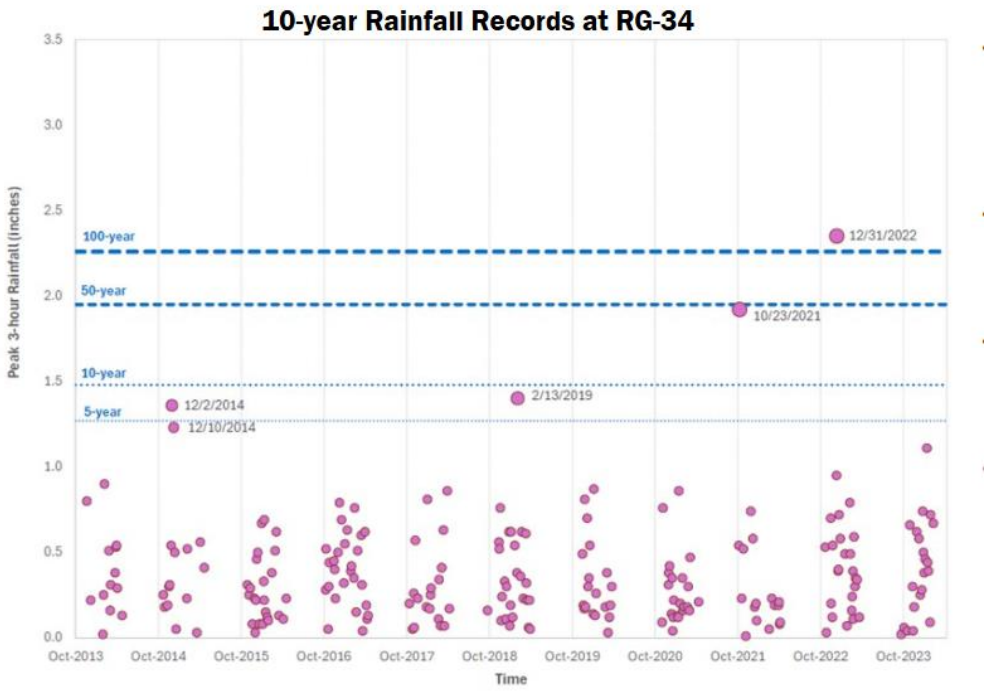
Joshua Arce
Vice President

Avni Jamdar
Commissioner

Stephen E. Leveroni
Commissioner

Meghan Thurlow
Commissioner

Dennis J. Herrera
General Manager



Of those storm incidents, how many resulted in flooding onto city streets? Which storms resulted in documented instances of street flooding?

For the storms that occurred on or after October 1, 2013, the SFPUC is aware of four documented instances of street flooding in the Marina Boulevard area. In each instance, stormwater runoff exceeded the capacity of the combined stormwater and sewer system:

- October 23/24, 2021
- December 31, 2022
- November 22, 2024
- February 4, 2025

2. In recent years, Marina Boulevard flooded several times due to severe storms. What street-level and sewer system infrastructure can be installed to prevent further flooding and damage, both from the City and from residents?

The SFPUC has evaluated a range of infrastructure alternatives aimed at managing stormwater along Marina Boulevard during more intense storms. These strategies generally fall into three categories: storing stormwater, pumping it away, increasing discharge capacity, or combining elements of all three.

Through this analysis, SFPUC identified seven potential alternatives with estimated costs ranging from $450 million to $1.25 billion (in 2023 dollars, excluding escalation). Each alternative presents significant technical, financial, and environmental considerations. Importantly, even the most robust of these options would not have prevented flooding during the October 2021 and December 2022 storms. It is also important to note that these, or any other alternatives, would not be designed to eliminate potential flooding in the right-of-way. The streetscape is designed and intended to provide a transport channel for overland or surface flow in excess of the storm capacity of the combined sewer system.

In determining how to allocate limited capital resources, SFPUC uses a flood risk reduction approach to planning. Projects are prioritized based on their ability to significantly reduce flood risk for many ratepayers in a cost-effective and feasible manner. Considerations include projected flooding, land use, property damage, business impacts, and disruption to traffic and transit. Projects in the flood resilience category are also weighed against other major infrastructure investments, with a focus on maintaining affordability for all ratepayers across San Francisco.

We believe the most practical and cost-effective path forward is to focus on programmatic, property-based solutions that can directly reduce the risk of flooding for individual homes and businesses. Chief among these efforts is our Floodwater Management Grant Program, which offers grant funds of up to $100,000 to eligible property owners to install measures such as backflow preventers, sump pumps, and site drainage improvements. Property-based solutions are also the most immediate and time-efficient option, since large capital projects take many years to design and construct, while projects done at the parcel level can be completed relatively quickly.

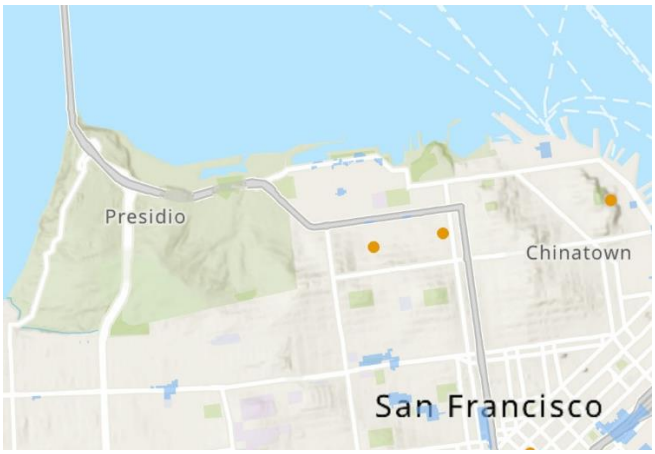
In addition to the grant program, the City participates in the National Flood Insurance Program, which provides federally backed, affordable flood insurance for homeowners, renters, and businesses, offering coverage for flood damage to buildings and the contents of those buildings.

The SFPUC also worked with the Board of Supervisors to establish the 2019 Flood Risk Disclosure Ordinance, which requires point-of-sale disclosure for properties located in the SFPUC's 100-Year Storm Flood Risk Zone. We have information about these programs and more on our website: sfpuc.gov/learning/emergency-preparedness/resources-get-you-rain-ready, and regularly conduct outreach to spread the word about the resources.

We remain committed to working with your office to increase awareness of available programs and explore ways to support Marina residents in protecting their properties from future flood events.

How many District 2 residents have installed flood protection measures through the Floodwater Grant Program?

Two (2) District 2 residents have installed flood protection measures through the Floodwater Grant Program. The image below depicts the location of installed flood protection projects in the northern portion of San Francisco.



3. If 5-year storms are happening more often than every 5 years, what's the internal system for adjusting thresholds?

The City has periodically compared the 5-year, 3-hour design storm to observed rainfall data and publicly available Intensity-Duration-Frequency (IDF) curves, including NOAA's Atlas 14. IDF curves show the relationship between the intensity of rainfall, its duration, and its frequency (return period). The last comparison was performed in 2013, and the results found that there have been no significant changes in rainfall depths or intensities over the past 30 years and that the 5-year, 3-hour design storm is consistent with NOAA's Atlas 14, which is the official, peer-reviewed source of precipitation frequency estimates for the United States.

In the future, it is expected that NOAA will publish Atlas 15, which will, for the first time, also account for future temporal trends through the year 2100 (water.noaa.gov/about/atlas15). When this forward-looking information is available, the City will evaluate the effect of any projected changes in the 5-year, 3-hour design storm on the performance of the collection system and treatment plants.

4. In the March 2010 San Francisco Sewer System Master Plan, the Recommendations for Future Considerations details that the bay outfalls useful life expires around 2030. What is the plan to address this impending deadline? Have there been any studies, planning, or work done so far to address the need for major rehabilitation?

Your question asks about "the Bay outfalls". Given the topics raised in your letter – flooding and severe weather events – we believe the question pertains to the combined sewer discharge outfall structures. If our interpretation is not consistent with your intent, please clarify, and we will provide a further response.

SFPUC Wastewater staff perform regular inspections and condition assessments of all bay outfall structures and update useful life estimates for system assets as appropriate. The Wastewater Enterprise programs and prioritizes rehabilitation work as needed in its capital plan. The Jackson and Griffith combined sewer discharge outfalls were rehabilitated in 2021, and the Laguna, Howard, Mission Creek, Evans, Mariposa, Brannan, and Sansome Street outfalls are programmed for rehabilitation projects over the next three years. More detailed information is available on our website at sfpuc.gov/outfallprojects.

5. Previous drafts of the Sewer System Master Plan mention the possibility of installing backflow prevention devices on troublesome outfalls. Could backflow prevention devices be installed in select sewer grates and other sewer system infrastructure along Marina Boulevard?

Backflow prevention has been and is being installed *at certain combined sewer discharge outfalls* that are at elevations affected by tidal levels. In the North Shore area, backflow devices have been installed at the Baker, Beach, Sansome, and Jackson outfalls. These devices prevent water from the Bay from entering the collection system.

Installing backflow prevention devices *on manholes and catch basins/sewer* grates to prevent water from the collection system from exiting and flowing onto streets would not reduce flooding. Flooding can be the result of both stormwater exiting the system under extreme rainfall conditions and stormwater not being able to enter the system. Sealing sewer grates and other sewer system infrastructure could exacerbate flooding by preventing stormwater from entering the system.

Installing backflow prevention devices *on sewer laterals* that connect homes and businesses to the collection system is an effective approach to preventing flooding caused by backflow inside buildings. As a reminder, such backflow devices for eligible properties can be funded by the Floodwater Management Grant Program.

Thank you again for your letter. We appreciate your leadership on this issue. Please don't hesitate to reach out if you or your staff would like to meet to discuss this in more detail.

Sincerely,

Dennis J. Herrera
General Manager
San Francisco Public Utilities Commission

BOARD OF SUPERVISORS
CITY & COUNTY OF SAN FRANCISCO

OFFICE OF THE CLERK OF THE BOARD

Phone: (415) 554-5184
Email: Angela.Calvillo@sfgov.org

July 31, 2025

Dennis Herrera, General Manager
San Francisco Public Utilities Commission
525 Golden Gate Avenue
San Francisco, CA 94102
Via Email: DJHerrera@sfwater.org

Dear General Manager Herrera,

At the July 29, 2025, Board of Supervisors meeting, Supervisor Stephen Sherrill issued the attached inquiry to the San Francisco Public Utilities Commission (SFPUC). Please review the attached letter of inquiry, which provides the Supervisor's request.

The inquiry, in summary, pertains to the City and County of San Francisco's infrastructure preparedness for storms, particularly along the Marina waterfront following the closure of the Pierce Street outfall in May of 2021.

Please contact, Lorenzo Rosas, Lorenzo.Rosas@sfgov.org, Legislative Aide to Supervisor Sherrill, for any questions related to this request, and copy BOS@sfgov.org on all communications to enable my office to track and close out this inquiry. Please provide your response no later than September 5, 2025.

For questions pertaining to the administration of this inquiry, do not hesitate to contact me in the Office of the Clerk of the Board at (415) 554-5184.

Very Truly Yours,

Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors

WN/JB

Attachments:
- Introduction Form
- Letter of Inquiry

Cc: Jeremy Spitz, SFPUC, JSpitz@sfwater.org
Tiffany Lennear, SFPUC, TLennear@sfwater.org

Member, Board of Supervisors District 2

City and County of San Francisco

STEPHEN SHERRILL

July 15, 2025

Dennis Herrera
San Francisco Public Utilities Commission
525 Golden Gate Avenue
San Francisco, CA 94102

Re: Letter of Inquiry - Status Update on Stormwater Infrastructure Readiness

Dear Director Herrera,

I am writing to inquire further about our city's infrastructure preparedness for storms, particularly along the Marina waterfront following the closure of the Pierce Street outfall in May 2021. Since May 2021, the Marina neighborhood has experienced several instances of flooding along major streets, causing significant damages to nearby residences.

Recent conversations with the Office of Resiliency and Capital Planning, as well as the Public Utilities Commission, have noted that, due to climate change's intensifying impact on weather, the City must prepare for more severe storms more frequently. Thus, we would like to collaborate on the future of our stormwater infrastructure and ways that we can best prepare for stormwater management going forward.

To help provide clarity, I'm interested in learning the answers to the following questions:

- How many 5-year, 10-year, 20-year, and 100-year storms have occurred over the past ten years in District 2? Of those storm incidents, how many resulted in flooding onto city streets? Which storms resulted in documented instances of street flooding?

- In recent years, Marina Boulevard flooded several times due to severe storms. What street-level and sewer system infrastructure can be installed to prevent further flooding and damage, both from the City and from residents? How many District 2 residents have installed flood protection measures through the Floodwater Grant Program?

- If 5-year storms are happening more often than every 5 years, what's the internal system for adjusting thresholds?

- In the March 2010 San Francisco Sewer System Master Plan, the Recommendations for Future Considerations details that the bay outfalls useful life expires around 2030. What is the plan to address this impending deadline? Have there been any studies, planning, or work done so far to address the need for major rehabilitation?

- Previous drafts of the Sewer System Master Plan mention the possibility of installing backflow prevention devices on troublesome outfalls. Could backflow prevention devices be installed in select sewer grates and other sewer system infrastructure along Marina Boulevard?

We appreciate the work your department does to strengthen our city infrastructure and look forward to collaborating on efforts that meaningfully improve our ability to combat damaging effects of future storms.

Thank you for your attention to this matter, and I look forward to your response.

Sincerely,



Stephen Sherrill
District 2 Supervisor
City and County of San Francisco

Item 6

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); Entezari, Mehran (BOS); Carroll, John (BOS)
Subject:	FW: HPC Family Zoning Plan Letter to CPC
Date:	Wednesday, September 10, 2025 2:31:00 PM
Attachments:	Family Zoning Plan HPC Letter_9-9-2025.pdf

Dear Supervisors,

Please see the attached communication regarding File No. 250700.

File No. 250700 - Zoning Map - Family Zoning Plan

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Wednesday, September 10, 2025 2:25 PM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: FW: HPC Family Zoning Plan Letter to CPC

For distribution to the Supervisors.

Thank you,

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
San Francisco Property Information Map

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Date: Wednesday, September 10, 2025 at 11:57 AM
To:
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>, Smith, Maggie (CPC)

<maggie.smith@sfgov.org>, RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>, YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>, MILJANICH, PETER (CAT) <Peter.Miljanich@sfcityatty.org>, Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>, Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>, Chen, Lisa (CPC) <lisa.chen@sfgov.org>, JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>
Subject: HPC Family Zoning Plan Letter to CPC

Commissioners,
Attached is a letter from the HPC to CPC regarding the proposed Family Zoning Plan on tomorrow's Agenda.

Cheers,

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
San Francisco Property Information Map

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

September 9, 2025

Ms. Lydia So
President
SF Planning Commission
City and County of San Francisco
San Francisco, CA 94102

Re: Family Zoning Plan

Dear President So and the SF Planning Commissioners:

During the public hearings of the Historic Preservation Commission (HPC) on August 20, 2025 and September 3, 2025, San Francisco Planning Department staff provided an informational presentation on the Family Zoning Plan, including the updated zoning map proposal and upcoming zoning amendments to implement the Housing Element.

As you are aware, the HPC is charged with providing advice and guidance on historic preservation goals, policies, and programs to preserve, highlight, document, and formally acknowledge resources of historic and cultural significance.

While we make this a priority in our discussion and approval measures, we are also aware and supportive of the City and County of San Francisco's efforts to meet the state mandated goals to create new housing. As a Commission, we clearly understand the most pressing needs that are placed upon the City to fulfill this obligation, and feel that continuing to promote and preserve our most important historic and cultural assets will not impede any of these efforts.

Toward this end, we have summarized the discussion that took place at the most recent HPC Hearing on September 3, 2025, and would like to respectfully request the consideration of proactive measures under Requested Recommendations.

Discussion Summary

Commissioners and staff reviewed the following areas based on Commission comments and information received from members of the public:

1. The impacts of removing Category "A – Historic Resource Present" parcels from the proposed Family Zoning Plan or the Housing Choice SF Program (the "Local

Program").[1] Commissioners understand that exempting these properties would decrease zoned housing capacity significantly and would very likely risk sending the City towards outcomes like the decertification of our approved Housing Element and ultimately the Builder's Remedy, which would be catastrophic for historic resources. Similarly, Commissioners understand the plan is necessary and the best way to guard ourselves against Builder's Remedy.

2. Commissioners also acknowledged the need for more housing, not only to meet state requirements, but also to address our housing affordability crisis. They identified the proposed Local Program as a promising strategy to create the required capacity while maintaining more local control over future development by requiring projects to meet the Preservation Design Standards and other objective requirements.

3. Commissioners reviewed incentives to result in the creation of new housing units while also preserving Category A properties (and possibly Category B, those properties whose historic status is unknown at this time) in the Family Zoning Plan. Incentive ideas included a program similar to the Article 11 Transfer of Development Rights (TDR) program and adaptive reuse of non-residential properties. Commissioners also highlighted the need for design standards for infill within all identified historic districts. Conversely, a Commissioner cited the need to track the loss of historic resources and determine criteria to monitor this tracking.

4. In addition to the existing "demolish" language for projects involving historic resources in the Family Zoning Plan, Commissioners explored a clear definition and the inclusion of "substantially alter" as an amendment to the Family Zoning Plan. This was raised after staff explained that the Planning Code as it stands today does not contain a definition to substantially alter a property and noted that it may not be possible to develop such a definition as an enforceable objective standard. However, the Planning Code does contain a definition for demolish in Article 10, which is objective in its implementation.

5. Staff also clarified that the flat policy requires a Conditional Use Authorization requirement for the removal or subdivision of residential flats unless the proposal results in a net increase in residential density.

6. The Commissioners reiterated the need to work with the State of California Office of Historic Preservation to expedite a procedure where all designated landmarks (individuals and historic districts) in the City and County of San Francisco are listed in

[1] Parcels (or properties) labeled Category "A" contain a historic resource. Because of this status, it is listed or determined eligible for listing in the National Register of Historic Places and/or California Register of Historical Resources; locally designated via Article 10 (city landmarks) or Article 11; or because it has been identified as a historic resource under the California Environmental Quality Act ("CEQA"), a survey, or other work. This includes individual properties and historic district contributors as well as non-contributors.

the California Register of Historical Resources as a group of historic resources rather than requesting individual nominations, a request to the state that has been repeated from HPC hearings over the past few years.

7. Commissioners stressed the need to expedite the San Francisco Citywide Cultural Resources Survey (SF Survey) and Family Zoning Plan Landmark Designations Program in the rezoning area, including streamlining the landmarking process for individual properties and historic districts.

Requested Recommendations

The Historic Preservation Commission would like to respectfully request the following recommendations to the Family Zoning Plan:

1. **Identification: Completion of SF Survey**

   Make it a priority for the Planning Department to expedite the completion of SF Survey in the Family Zoning Plan Area. This can be achieved by ensuring that staff have sufficient resources and funding to move SF Survey forward at an accelerated pace so that historic resources can be immediately identified.

2. **Designation: Family Zoning Plan Landmark Designations Program**

   The Planning Department should also prioritize and expedite the Family Zoning Plan Landmark Designations Program and investigate ways to further streamline the landmarking process, which could include identifying additional resources or potentially developing trailing legislation to amend the designation process. The HPC would like to initiate this discussion as soon as possible.

3. **Protection: Preservation Design Standards**

   The Planning Department should prioritize the completion of Preservation Design Standards for infill and new construction in historic districts.

4. **Reuse: Adaptive Reuse Incentives**

   The Planning Department should develop new adaptive reuse incentives in the Family Zoning Plan and add adaptive reuse of historic properties as an incentive in the Local Program.

I have met with the Planning Director and staff to discuss the feasibility of incorporating these recommendations into the Department's work plan and into the proposed rezoning. They have shared actionable next steps for increasing the Department's commitments to accelerating recommendations 1-3 on this list. They also shared a recommended amendment to the rezoning to address recommendation 4, by creating an adaptive reuse incentive

through the Local Program. These are positive developments that can support the swift identification and protection of historic resources while still abiding by state housing requirements.

Thank you for your serious attention to this matter. I am happy to meet with the Planning Commission and Planning Department staff to begin to discuss and implement these measures in a timely manner.



Diane Matsuda
President
Historic Preservation Commission
cc: San Francisco Board of Supervisors

Attachments

I am including all of the written correspondence that was provided at the HPC Hearings on this matter for your further information.

- SF Heritage Letter
- Courtney Damkroger
- Bridget Maley
- Telegraph Hill
- Georgia Shuttish

From: Woody LaBounty <wlabounty@sfheritage.org>
Sent: Tuesday, September 2, 2025 10:16 AM
To: Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>
Cc: Foley, Chris (CPC) <chris.foley@sfgov.org>; Baldauf, Hans (CPC) <hans.baldauf@sfgov.org>; Vergara, Robert (CPC) <robert.vergara1@sfgov.org>; Baroni, Dan (CPC) <Dan.Baroni@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Tsern Strang, Gayle (CPC) <gayle.tsernstrang@sfgov.org>; eleanor.cox@sfgov.org <eleanor.cox@sfgov.org>
Subject: Family Zoning Plan Resolution

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

Dear President Matsuda,

I understand that the Historic Preservation Commission (HPC) plans to draft a resolution in response to the current version of Mayor Lurie's Family Zoning Plan at tomorrow's September 3, 2025 meeting. San Francisco Heritage would like to offer a few suggestions to consider:

1. While the ongoing city survey and recent Planning Department effort to batch and accelerate city landmark designations is welcome, the process is still lengthy. There is uncertainty as to whether all city supervisors will participate in the plan, jeopardizing our shared goal to have historic designations justly represent the diversity of San Francisco and its people. Upzoning will immediately change values and put thousands of potential historic buildings in a highly vulnerable position from development. The city survey and accelerated landmarking program aren't enough to protect potential landmarks and districts in the face of this sweeping change.

2. San Francisco Heritage suggests excluding from the zoning plan the "Category A" parcels that the Planning Department has already identified as potentially historic. Planning reports that these Category A's are about 14% of the properties in the proposed zoning map. This would leave 85% of the land, more than 79,000 parcels, available to meet the Family Zoning Plan's unit targets. Exclusion would give the city survey team time to finish assessing the Category A's for possible designation.

3. The Planning Department has suggested that 79,000 parcels may not offer enough capacity to meet the Housing Element's targeted number of units, I presume because of factors inhibiting increased density on other parcels, such as special zoning or rent-controlled buildings. While San Francisco Heritage does not concede this point and asks the HPC to request a true and detailed analysis from Planning, exclusion of the Category

A sites on commercial corridors, where upzoning is projected to produce most new units, must be a priority.

4. Lastly, changes in state laws and new proposed legislation make local, state, and national designation the most significant factors in protecting historic properties. The city's Planning Department has a skilled preservation team to make evaluations, but there is no mandate, requirement, or trigger for the city to designate individual landmarks or historic districts. It is usually left to city supervisors to initiate the process or brought to the city by community groups spearheading and paying for nominations.

   As the city survey team continues its effort and identifies even more historic resources, the City of San Francisco has to have a plan to finish the job and make official designations, including of historic districts.

   The Planning Department's Historic Preservation program needs a revised over-arching framework and strategy for preservation in the city to address this issue and adequately respond to a changed landscape. San Francisco Heritage would welcome joining the Historic Preservation Commission, the Planning Department, and the mayor's office in crafting a new path forward aligned with Mayor Lurie's priorities and our shared desire to protect San Francisco's special places.

Thank you for your consideration of these points and suggestions.

Woody

SF HERITAGE

Woody LaBounty
President & CEO
he/him/his

SAN FRANCISCO HERITAGE
On Unceded Ramaytush Ohlone Land
HAAS-LILIENTHAL HOUSE
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
P: 415.441.3000 x 104

www.sfheritage.org
wlabounty@sfheritage.org

Join Heritage Now

SFH
Letter-Family-Zoning

September 2, 2025

Diane Matsuda, president
Historic Preservation Commission
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Re: Family Zoning Plan Resolution at September 3, 2025 Meeting

Dear President Matsuda,

I understand that the Historic Preservation Commission (HPC) plans to draft a resolution in response to the current version of Mayor Lurie's Family Zoning Plan at its September 3, 2025 meeting. San Francisco Heritage would like to offer a few suggestions to consider:

1) While the ongoing city survey and recent Planning Department effort to batch and accelerate city landmark designations is welcome, the process is still lengthy. There is uncertainty as to whether all city supervisors will participate in the plan, jeopardizing our shared goal to have historic designations justly represent the diversity of San Francisco and its people. Upzoning will immediately change values and put thousands of potential historic buildings in a highly vulnerable position from development. The city survey and accelerated landmarking program aren't enough to protect potential landmarks and districts in the face of this sweeping change.

2) San Francisco Heritage suggests excluding from the zoning plan the "Category A" parcels that the Planning Department has already identified as potentially historic. Planning reports that these Category A's are about 14% of the properties in the proposed zoning map. This would leave 85% of the land, more than 79,000 parcels, available to meet the Family Zoning Plan's unit targets. Exclusion would give the city survey team time to finish assessing the Category A's for possible designation.

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4) Lastly, changes in state laws and new proposed legislation make local, state, and national designation the most significant factors in protecting historic properties. The city's Planning Department has a skilled preservation team to make evaluations, but there is no mandate, requirement, or trigger for the city to designate individual landmarks or historic districts. It is usually left to city supervisors to initiate the process or brought to the city by community groups spearheading and paying for nominations.

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   The Planning Department's Historic Preservation program needs a revised over-arching framework and strategy for preservation in the city to address this issue and adequately respond to a changed landscape. San Francisco Heritage would welcome joining the Historic Preservation Commission, the Planning Department, and the mayor's office in crafting a new path forward aligned with Mayor Lurie's priorities and our shared desire to protect San Francisco's special places.

Thank you for your consideration of these points and suggestions.

Sincerely,



Woody LaBounty
President & CEO
San Francisco Heritage
wlabounty@sfheritage.org
415-441-3000 x104

From: Courtney Damkroger <cdamkroger@hotmail.com>
Sent: Tuesday, September 2, 2025 7:33 PM
To: Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Tsern Strang, Gayle (CPC) <gayle.tsernstrang@sfgov.org>; Baldauf, Hans (CPC) <hans.baldauf@sfgov.org>; Baroni, Dan (CPC) <Dan.Baroni@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Vergara, Robert (CPC) <robert.vergara1@sfgov.org>; eleanor.cox@sfgov.org <eleanor.cox@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Woody LaBounty <wlabounty@sfheritage.org>
Subject: Item 4. Family Zoning 9/3/25 HPC

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

Please find my letter attached and below:

Dear President Matsuda and Members of the Commission:

There are two key points I wish to convey. The first is to reiterate that all Category A buildings should be exempt from the proposed upzoning and second, under Article 10, the HPC has the responsibility to review any ordinances concerning historic preservation and to submit reports regarding those resources to the Planning Commission or Board of Supervisors, whichever is applicable.

<u>Category A Buildings should be exempt:</u>

- The department's program to survey and designate historic resources on an accelerated schedule is an excellent effort, but it is not enough given the timing, breadth and intensity of the proposed upzoning.

- While not a new request from the preservation community, exempting Category A buildings is the most effective measure to deal with potential threats to historic resources at this time.

- Action 4.5.5. (Appendix D - General Plan Consistency 2014 Housing Element, page 16 of the Housing Element adopted in 2023) stated that the City should:

Designate historically and culturally significant buildings, landscapes, and districts for preservation using the Citywide Cultural Resource Survey, Planning Code Articles 10 and 11, and state and national historic resource registries to ensure appropriate treatment of historic properties that are important to the community and to unlock historic preservation incentives for more potential housing development sites.

The quality and skill of the Planning Department's preservation staff is impressive.

However, lacking a true and ready commitment from city leadership and the Planning Department to preserve our historic and cultural resources, they will not be prioritized. Clear, firm, direction from the HPC is critical.

HPC responsibility to review ordinances and resolutions (SEC. 1002. POWERS AND DUTIES OF PLANNING DEPARTMENT AND HISTORIC PRESERVATION COMMISSION):

Given the direction of Article 10, the HPC has the responsibility to review the language of the proposed rezoning ordinances where designated and eligible historic and cultural resources are affected. For example, on Page 12, Lines 8-11 Housing Choice-SF Program and Page 25 lines 1-4, Housing Sustainability District (FILE NO. 250701 ORDINANCE NO. [Planning, Business and Tax Regulations Codes - Family Zoning Plan])[1] the proposed language should be improved to include "substantial alteration" as well as protections for buildings and sites identified in adopted surveys, buildings listed or potentially eligible for individual listing in the California Register of Historical Resources or on the National Register of Historic Places, or buildings located within listed or potentially eligible National Register or California Register historic districts as well as all buildings identified as "Category A" buildings.

Highlighted here are just two of several sections in the proposed ordinances that deal with historic resources and Legacy Businesses and where HPC review and comment is warranted.

Thank you for the opportunity to comment.

Sincerely,

Courtney Damkroger

[1] (https://sfgov.legistar.com/View.ashx?M=F&ID=14558815&GUID=4D6988AD-9941-422E-8CCA-67AAD8523F82)

cc: Woody LaBounty, SF Heritage

2025 9 3 HPC ltr Upzoning.docx

[1] (https://sfgov.legistar.com/View.ashx?M=F&ID=14558815&GUID=4D6988AD-9941-422E-8CCA-67AAD8523F82)

September 2, 2025

Diane Matsuda, President
Historic Preservation Commission
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Re: Item 4--Family Zoning Plan

Dear President Matsuda and Members of the Commission:

There are two key points I wish to convey. The first is to reiterate that all Category A buildings should be exempt from the proposed upzoning and second, under Article 10, the HPC has the responsibility to review any ordinances concerning historic preservation and to submit reports regarding those resources to the Planning Commission or Board of Supervisors, whichever is applicable.

<u>Category A Buildings should be exempt:</u>

- The department's program to survey and designate historic resources on an accelerated schedule is an excellent effort, but it is not enough given the timing, breadth and intensity of the proposed upzoning.

- While not a new request from the preservation community, exempting Category A buildings is the most effective measure to deal with potential threats to historic resources at this time.

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The quality and skill of the Planning Department's preservation staff is impressive. However, lacking a true and ready commitment from city leadership and the Planning Department to preserve our historic and cultural resources, they will not be prioritized. Clear, firm, direction from the HPC is critical.

HPC responsibility to review ordinances and resolutions (SEC. 1002. POWERS AND DUTIES OF PLANNING DEPARTMENT AND HISTORIC PRESERVATION COMMISSION):

Given the direction of Article 10, the HPC has the responsibility to review the language of the proposed rezoning ordinances where designated and eligible historic and cultural resources are affected. For example, on Page 12, Lines 8-11 Housing Choice-SF Program and Page 25 lines 1-4, Housing Sustainability District (FILE NO. 250701 ORDINANCE NO. [Planning, Business and Tax Regulations Codes - Family Zoning Plan])[1] the proposed language should be improved to include "substantial alteration" as well as protections for buildings and sites identified in adopted surveys, buildings listed or potentially eligible for individual listing in the California Register of Historical Resources or on the National Register of Historic Places, or buildings located within listed or potentially eligible National Register or California Register historic districts as well as all buildings identified as "Category A" buildings.

Highlighted here are just two of several sections in the proposed ordinances that deal with historic resources and Legacy Businesses and where HPC review and comment is warranted.

Thank you for the opportunity to comment.

Sincerely,

Courtney Damkroger

cc: Woody LaBounty, SF Heritage

[1] (https://sfgov.legistar.com/View.ashx?M=F&ID=14558815&GUID=4D6988AD-9941-422E-8CCA-67AAD8523F82)

From: Bridget Maley <bridget@architecture-history.com>
Sent: Tuesday, September 2, 2025 10:35 PM
To: Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Tsern Strang, Gayle (CPC) <gayle.tsernstrang@sfgov.org>; Baldauf, Hans (CPC) <hans.baldauf@sfgov.org>; Baroni, Dan (CPC) <Dan.Baroni@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Vergara, Robert (CPC) <robert.vergara1@sfgov.org>; eleanor.cox@sfgov.org <eleanor.cox@sfgov.org>
Cc: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Segal, Ned (MYR) <ned.segal@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Woody LaBounty <wlabounty@sfheritage.org>; Courtney Damkroger <cdamkroger@hotmail.com>; Katherine Petrin <petrin.katherine@gmail.com>; Lori Brooke <neighborhoodsunitedsf@gmail.com>; Dennis Richards <drichards20@outlook.com>
Subject: Item 4: "Family Zoning" HPC Calendar Sept 3 2025

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

Dear President Matsuda and Historic Preservation Commissioners:

Thank you for the opportunity to comment on the "Family Zoning" Item 4 on your agenda for September 3, 2025. The mayor's proposal is a drastic Upzoning Plan that will fuel speculative development, encourage demolition of historic buildings, and result in displacement of residential tenants and small businesses. It will have the opposite effect and will push working class families out of our city.

Unfortunately, I cannot attend the meeting in person. I would like to point out several serious issues with the Upzoning Plan that other preservation professionals, including Courtney Damkroger, a former Commissioner, have highlighted in comments to the Commission.

First, all Category A Historic Buildings should be exempt from the proposed Upzoning Plan. The Final 2022 Housing Element EIR noted on page 4.2-82 that:

"Specifically, the department's projection assumes that Category A resource status would act as a development constraint for future development. The Housing Element 2022 Update Modeling and Projections Memorandum included in Appendix C of this EIR presents additional information about the modeling and growth assumptions used in the department's housing growth projection."

"The department's housing growth projection factored in the locations of known historic districts in San Francisco and assumed that future development would primarily occur outside those districts."

The proposed Upzoning Plan and accompanying legislation does not exempt Category A buildings, conflicting with what the Housing Element indicated would be protected.

Second, under Article 10, the HPC has the responsibility to review any ordinances concerning historic preservation and to submit reports regarding those resources to the Planning Commission or Board of Supervisors, whichever is applicable. As such, the Commission should push for exemptions of Category A Buildings and other policies and provisions that will protect our city's treasured historic and cultural resources, historic districts and historic neighborhoods that contribute to our tourist economy, drawing visitors from around the world. The Commission should be designating historically and culturally significant buildings, landscapes, and districts for preservation using the Citywide Cultural Resource Survey, Planning Code Articles 10 and 11, and on state and national historic resource registries to ensure appropriate treatment of historic properties that are important to the community. Designation will unlock historic preservation incentives that could be used to enhance and preserve historic buildings for housing. Clear, firm, direction from the Historic Preservation Commission is critical.

Lastly, why is the item not a regular calendar item on your agenda? This issue deserves more input and review than as a "Commission Matters" item. One of you should suggest it be moved from this portion of the agenda to a regular item at the beginning of the hearing.

San Francisco is unlike any other city in the United States. If we erode our city's historic and cultural character through drastic upzoning, we will regret these actions just as we now regret the demolition and displacement that occurred in the historic Fillmore and Western Addition neighborhoods and other redevelopment areas of the 1960s and 1970s.

The Historic Preservation Commission is a City Charter Commission. The citizens of San Francisco are looking to you for leadership at this critical moment.

Thank you for the opportunity to comment.

Sincerely,
Bridget Maley
Former Landmarks Preservation Advisory Board President (appointed by Mayor Gavin Newsom)
LBE Certified Small and Woman-Owned Business Owner
Member Neighborhoods United SF (NUSF)

--
bridget maley
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www.architecture-history.com

From: Nancy Shanahan <nshan@mindspring.com>
Sent: Tuesday, August 19, 2025 1:51 PM
To: Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Baldauf, Hans (CPC) <hans.baldauf@sfgov.org>; Baroni, Dan (CPC) <Dan.Baroni@sfgov.org>; Vergara, Robert (CPC) <robert.vergara1@sfgov.org>; Tsern Strang, Gayle (CPC) <gayle.tsernstrang@sfgov.org>; Wright, Jason (CPC) <jason.wright@sfgov.org>; eleanorruth802@gmail.com <eleanorruth802@gmail.com>
Cc: Woody LaBounty <woody@outsidelands.org>; Katherine Petrin <petrin.katherine@gmail.com>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>
Subject: Comments on Family Zoning Plan (Housing Element Rezoning Program) 2021-005878CWP

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

Dear President Matsuda and Commissioners,
Please see the attached letter from the Telegraph Hill Dwellers sharing our concerns with Mayor Lurie's proposed rezoning ordinance and the potentially significant impacts it will have on the historic resources of San Francisco.
We hope that the Commission will recommend the changes set forth in our letter to safeguard our City's important historic resources by (1) removing from the upzoning plan the recently added areas of District 3 that include designated and eligible historic districts; (2) broadening the definition of historic buildings that would be ineligible for demolition under the upzoning ordinance; and (3) recommending that the Preservation Design Standards be amended to apply to all properties in historic districts.
Thank you for your consideration of our concerns and recommendations.
Sincerely,
Sincerely,
Stan Hayes and Nancy Shanahan, Co-Chairs
Telegraph Hill Dwellers
Planning and Zoning Committee



THD letter to HPC 8.19.25.pdf

August 19, 2025

Diane Matsuda, President
San Francisco Historic Preservation Commission
49 S. Van Ness, Suite 1400
San Francisco, CA 94103
Via email: diane.matsuda@sfgov.org

RE: Comments on Family Zoning Plan (Housing Element Rezoning Program) 2021-005878CWP

Dear President Matsuda and Commissioners,

On behalf of the Telegraph Hill Dwellers (THD), a neighborhood organization representing over 500 members in North Beach and Telegraph Hill, we are writing to share our concerns with Mayor Lurie's proposed rezoning ordinance and the potentially significant impacts it will have on the historic resources of San Francisco. Although we support the Planning Department's two preservation initiatives, they will do little to counter the impending threats to our recognized historic buildings and districts from the massive upzoning plan, density decontrol, and ministerial approvals contained in the proposed rezoning ordinance.

To lessen the threats to historic resources, we have the following observations and recommendations for your consideration.

First, we are seriously concerned by the late inclusion within the rezoning plan of the Telegraph Hill Historic District and significant portions of the proposed North Beach National Register Historic District whose nomination is pending. The Washington Square Historic District and the Powell Street Shops Historic District, both recognized as eligible for the California Register, are also now included within the upzoning area. None of these historic areas were included in the 2022 Updated Housing Element or considered in the Housing Element EIR. Nor were they included in any of the previously proposed upzoning maps until after Mayor Lurie introduced his rezoning map in April. [Please see Attachment] We respectfully ask the Commission to recommend the removal of these historic areas from the upzoning Plan.

Second, we urge that the Commission recommend proposed changes to two sections of the proposed rezoning legislation to broaden the definitions of the historic buildings that would be ineligible for demolition under the Housing Choice -San Francisco Program (HC-SF) and Housing Sustainability District (HSD). Please consider recommending the following additions:

> Page 12, Lines 8-11 and on Page 25, Lines 1-4:
>
> (4) *The project does not demolish* or substantially alter *a building that is designated as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historical Resources,* ~~or~~ *is listed on the National Register of Historic Places,* buildings and districts identified in adopted surveys, buildings listed or potentially eligible for individual listing in the California Register of Historical Resources or on the National Register of Historic Places, or buildings located within listed or potentially eligible National Register or California Register historic districts.

Finally, we urge the Commission to please recommend that the Preservation Design Standards (PDS) be amended to apply to all properties in historic districts. In direct conflict with Articles 10 and 11, which apply to all new construction and alteration of properties in historic districts, the PDS apply solely to contributors to historic districts or to Category A properties that have been determined individually

significant. Historic districts are a mosaic, greater than the sum of their parts, not merely a loose collection of separate individually listed or contributing buildings. Applying standards to a small subset of buildings in a historic district, while allowing the remaining others to be demolished, altered, and developed without PDS controls, risks a steady erosion of the historic character of the districts. Extension of the PDS to all properties within historic districts would better protect the historic character of districts, which together comprise just a small percentage of San Francisco's land area (e.g., Article 10 historic districts together are estimated to be approximately 3-5 percent of the City's total land area).

* * * * * * * *

In conclusion, we hope that you will recommend changes that will safeguard important historic resources by (1) removing designated and eligible historic districts from the upzoning plan as stated above; (2) broadening the definition of historic buildings that would be ineligible for demolition under the upzoning ordinance as suggested above; and (3) recommending that the Preservation Design Standards be amended to apply to all properties in historic districts.

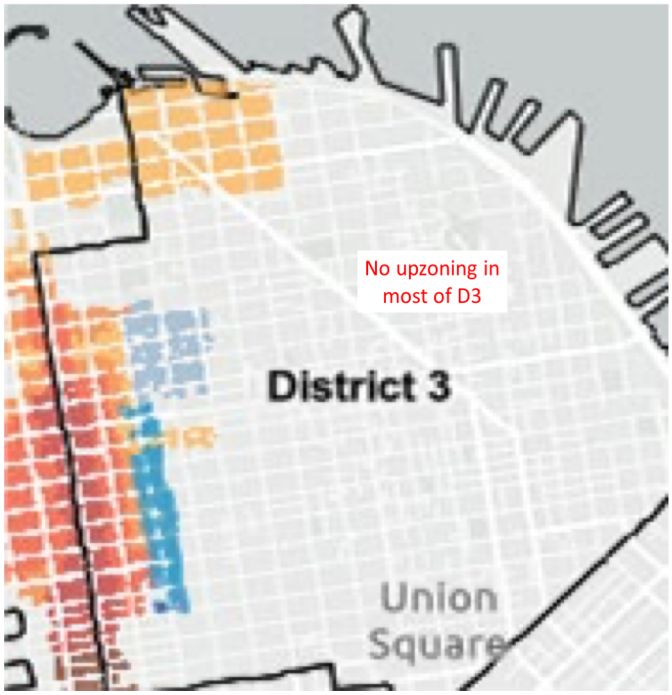
Sincerely,

Stan Hayes and Nancy Shanahan, Co-Chairs
Planning and Zoning Committee

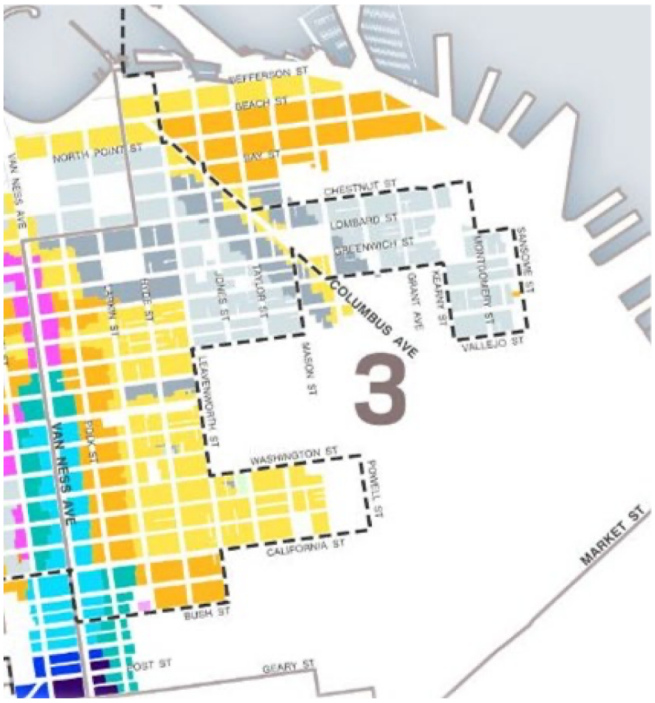
cc: Chris Foley, Vice President chris.foley@sfgov.org
Hans Baldauf, Commissioner hans.baldauf@sfgov.org
Dan Baroni, Commissioner dan.baroni@sfgov.org
Robert Vergara, Commissioner robert.vergara1@sfgov.org
Gayle Tsern Strang, Commissioner gayle.tsernstrang@sfgov.org
Jason Wright, Commissioner jason.wright@sfgov.org
Eleanor Cox, Commissioner eleanorruth802@gmail.com
Woody LaBounty Wlabounty@sfheritage.org
Katherine Petrin petrin.katherine@gmail.com
Lisa Chen Lisa.Chen@sfgov.org

Enc: Attachment

Mayor Breed's Upzoning Map 2024



Mayor Lurie's Upzoning Map June 2025



From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Wednesday, August 27, 2025 9:17 AM
To: Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Baldauf, Hans (CPC) <hans.baldauf@sfgov.org>; Baroni, Dan (CPC) <Dan.Baroni@sfgov.org>; Tsern Strang, Gayle (CPC) <gayle.tsernstrang@sfgov.org>; Vergara, Robert (CPC) <robert.vergara1@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Bishop, Melanie (CPC) <melanie.bishop@sfgov.org>; CPC - Survey Team <CPC.Survey@sfgov.org>; peter.miljanich@sfgov.org <peter.miljanich@sfgov.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Follow up to HPC Meeting on August 20th

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

Dear Commissioners:

This email is a follow up on the issue of codifying the Residential Flat Policy (Resolution 20024).

Under the Rezoning the reason for this is to: *"Codify Planning Commission's Flats Policy to help preserve this family-friendly housing type"*. It is a noble goal.

At the August 20th HPC hearing, Commissioners were concerned about how to protect and preserve sites if they have not yet been analyzed by the Survey, particularly due to the large number of properties currently ranked as "B" and the importance of those currently ranked as "A".

There is no doubt that San Francisco needs to increase the amount of housing.

However, the City doesn't want to lose existing multi-unit housing and existing historic resources.

The Staff has repeatedly stated that existing multi-unit buildings, particularly if they are tenant occupied will have protection.

It is important to preserve Residential Flats, especially if they are determined to have historic and cultural value.

Flats can be found all over the City, in every neighborhood. They provide housing if currently occupied and housing for future occupants.

The HPC has adopted one Context Statement on Flats, and another is in the works.

It makes sense to have really stringent Code language to protect and preserve this existing typology of San Francisco housing.

One way to do that, in addition to a review preserving facades, would be to limit the amount of interior demolition allowed during an Alteration to between 10% to 15%. This would allow for reasonable remodeling/upgrading and not the total relocation and reconfiguration of each Flat.

During my comments at the August 20th hearing I said I would follow up with other examples.

Attached right below is a pdf about 64-66 Beaver Street. Next to this pdf, is a very brief video that shows the sliding door connecting the two units. The video was made at the open house in April and sent to me.

The property, two legal Flats per the Assessor's Info, was marketed and sold as a single family home for $5.6 million in April 2025.

Right below is another pdf showing the pairs of Flats adjacent to 64-66 Beaver Street prior to the "Alteration", along with two pages from the Context Statement for "Flats and Small Apartments (1915-1978)".

This group of six Flats, three with barrel-front bays and three with an angled bays, should have been analyzed by the Survey.

According to the SFPIM all are "A" rated because they are located in the "Eligible Duboce Triangle Historic District Extension".

However, despite what it says on the SFPIM, 64-66 Beaver Street was listed as a "B" on the 2019 HRA and then lowered to a "C" during the review of the Alteration.

And in terms of providing multi-unit housing, it is fair to say that it can no longer be considered a pair Flats given they are internally connected via the sliding door in the video.

(The Beaver Street project *got around* the Flat Policy which went into affect on October 12, 2017).

This project at 64-66 Beaver Street had a **68%** interior demolition.

And as you can see in the first pdf above the exterior no longer resembles the original pair of Flats (or the adjacent Flats) and doesn't even look like a typical pair of Flats due to the totally redone front facade.

Here in the next pdf right below is another example of another "Alteration" that was in another group of Flats.

This pdf shows a photo of 112 Mallorca Way and it is pretty obvious which structure had the "Alteration" within this group of A-rated Flats in the "Eligible Marina Corporation Residential Historic District". (The legal address is 112-114 Mallorca Way.)

This was an Alteration of a pair of Flats into a SFH that was approved over 20 years ago which is why there is no "before" photo from Google Earth.

But it is fair to assume it looked like the other pairs of Flats in the large group designated in the Sanborn Map. (This Alteration was also prior to the implementation of Planning Code Section 317 and there is no historic review analysis uploaded to the SFPIM as with the Beaver Street project).

This group of Flats was built in 1924. According to the SFPIM, the altered structure retained its A-rating after the facade change and the vertical expansion and the merging of the Flats.

It is important to preserve the exterior of Flats that the Survey may deem worthy as a cultural and historic resource…..but it is also important to preserve the housing that Flats provide.

This is housing that the City has determined provides homes for middle income, moderate income families and is *"family-friendly"*.

And the interior and the exterior are equally important. Buildings that are clearly a pair of Flats in the PROW should also be a pair of Flats inside with the typical floor plan that reflects the original interior as built.

Attached below is an array of the six pairs of adjacent Flats on Beaver Street from Google Earth photos in 2019, *prior* to the Alteration and sale of 64-66 Beaver Street to compare with the photo of the Flats on Mallorca Way in the pdf above and with the examples in the Survey in the other pdf above.

I hope that the HPC in their letter to the Planning Commission will encourage a more stringent definition of Demolition to preserve the interior configuration of Flats by limiting the amount of interior Demolition allowed when granting an Alteration permit for Flats. This could best preserve this *"family friendly housing"*. And of course preserve the facades of Flats that the Survey may find to be eligible as a historic and cultural resource.

Sincerely,
Georgia Schuttish

FLAT LOOPHOLE EXAMPLE copy.pdf

IMG_6994.mov

Comparison Survey w Beaver.pdf



CURRENT

(Note placement of front doors from street on opposite sides of garage)

Asking Price: $5.995 Million (See Page 5 for sales history)

Original Asking Price Prior to Permit Issuance: $2.455 Million (Owned by "LP" using just one street address, even though property legally two addresses).

Main Site Permit Value: $572 Thousand

2019



2021







Rear Facade Before

Rear Facade After

10/25/2024	$5,995,000	PriceChange
06/17/2024	$6,795,000	Listed For Sale
10/11/2018	$2,455,000	Sold

5 bed **6.5** bath **4,057** sqft **2,875** sqft lot

Est.$39,029/mo Get pre-approved

Single family
Property type

10 days
On Realtor.com

$1,478
Price per sqft

1 Car
Garage

2024
Year built

wonderful five bedroom, six and a half bath modern property with a truly rare combination of ar A+ location, unobstructed San Francisco views and a deep level yard with exquisite architectural design by EAG Studio and Design 1618. This spacious 3 level 2 unit home was designed to allow natural light to flow through every corner. The second level consists of four bedrooms (three ensuite) shared between the two residences and four bathrooms as well as a comfortable lounge. The upper level of the residence features a large primary suite with walk in closet and well-appointed primary as well a great room with an expansive chef's kitchen, with large pantry, dining room and full width living room with immediate access to a view terrace with commanding views of downtown San Francisco. The home features European oak stairway and floors and well-lit living spaces including a grand 11+/- foot entertainment room with floor to ceiling windows and doors opening to a custom patio and large yard with lush plantings as a backdrop as well as a mature tree canopy for shade and privacy. 3 car parking with interior access, package delivery closet, air conditioning (upper level) and outdoor kitchens on roof terrace and the rear yard complete this unique & special offering **Show less**

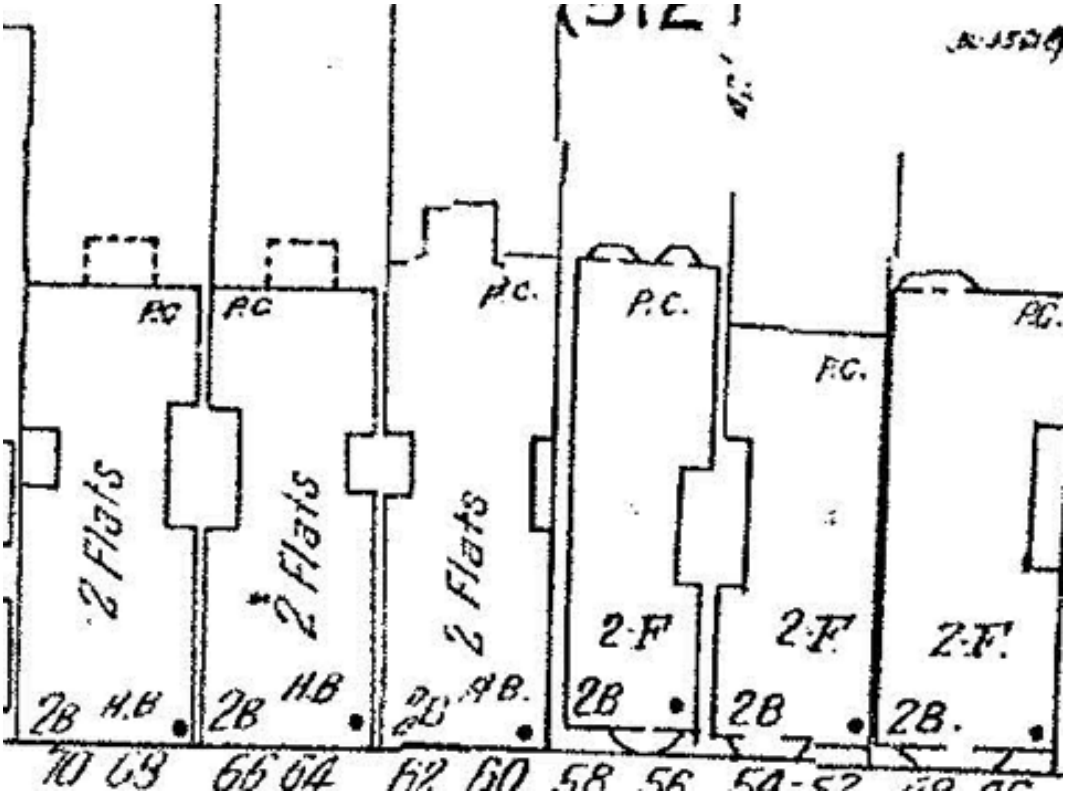
SEE “PROPERTY TYPE” ABOVE.

THIS IS LISTED ON THE INTERNET AS “SINGLE FAMILY”. NOT A “MULTI-UNIT” PROPERTY TYPE OR AS A “FLATS” AS LISTED ON SFPIM.

ADDITIONALLY IT HAS BEEN ON (AND OFF) THE MARKET FOR MANY MONTHS.

NO DATE LISTED WHEN CFC WAS ISSUED PER SFPIM.

Assessed Values			
Land	$1,879,428.00	Construction Type	Wood or steel frame
Structure	$1,005,468.00	Use Type	Flats & Duplex
Fixtures	-	Units	2
Personal Property	-	Stories	2
Last Sale	10/11/2018	Rooms	10
Last Sale Price	$2,455,000.00	Bedrooms	6
Year Built	1916	Bathrooms	2
Building Area	3,250 sq ft	Basement	650 sq ft
Parcel Area	2,874 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-



FROM SF PIM. ASSESSOR'S INFO HAS USE TYPE AS "FLATS & DUPLEX"

SANBORN MAP SHOWS ROW OF FLATS INCLUDING SUBJECT OF THIS PDF (Second from Left).

Six pairs of "2 Flats" or "2-F"



ORIGINAL FRONT DOORS

AND

DESCRIPTION FROM WEB AD FROM 2018 SALE.

PURCHASED BY A LIMITED PARTNERSHIP

About this home

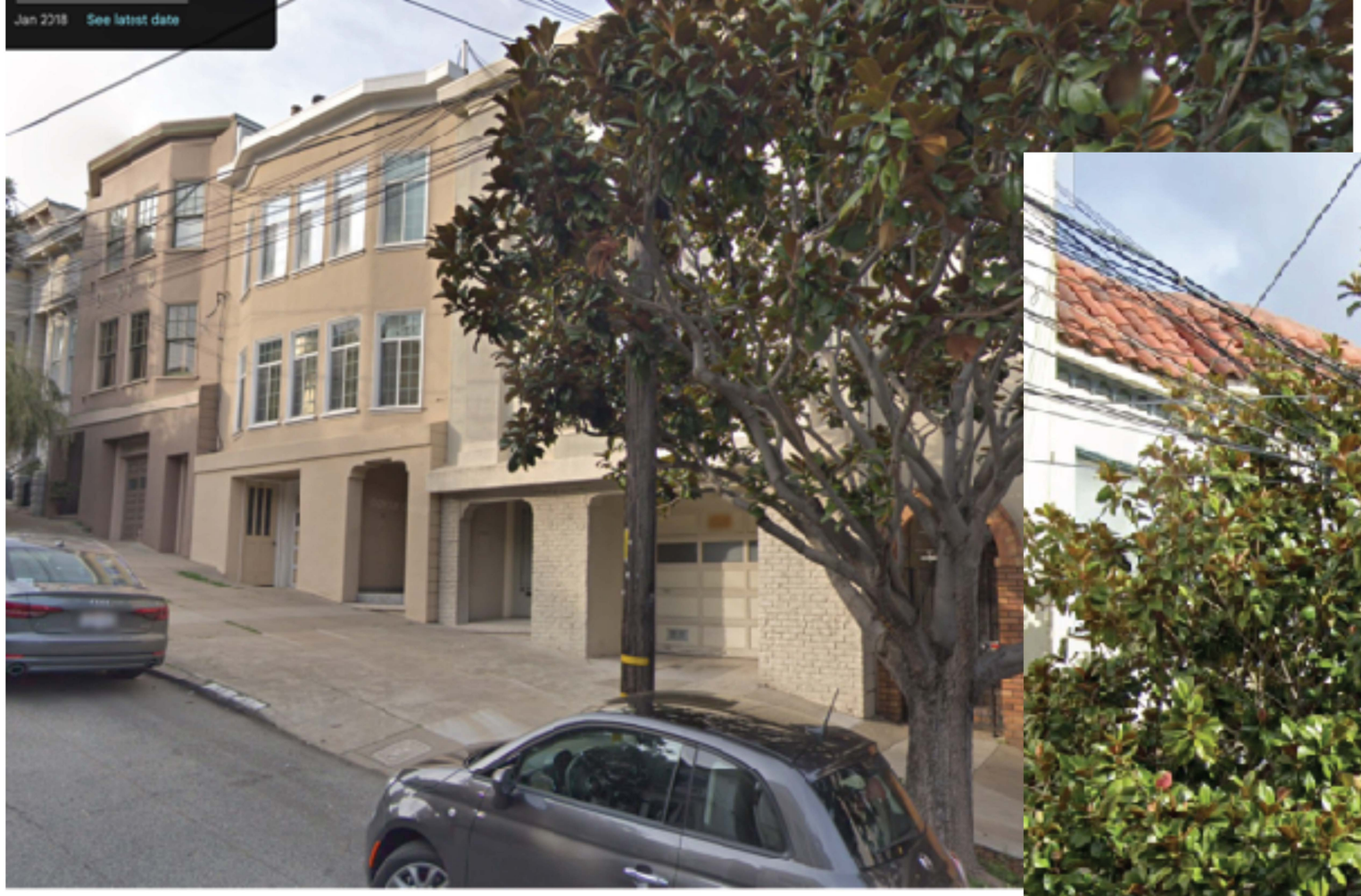
Attractive Edwardian duplex on a quiet, residential street in the Castro sector of the Duboce Triangle. This home is only a few blocks from MUNI, a wide variety of shops and restaurants, famous Castro Theater, and lovely, local area parks. Excellent opportunity with this charming two-family home. Each unit features a large living room with fireplace, formal dining room with original wainscot paneling, kitchen with adjacent pantry, two bedrooms with sizable closets, and split baths. Also featured are original, solid oak floors and charming crown and baseboard molding. Additionally, panoramic views, large backyard, tandem garage parking (2 to 3 cars) with automatic overhead door, and two sizable storerooms. Walk Score = 94; Transit Score = 97. This sale is subject to Confirmation by the Superior Court pursuant to the California Probate Code. No offers will be considered without signed disclosures available from listing broker. Offers are due no later than June 27, 2018 at 5pm.

This example is located in the Family and Senior Housing SUD.

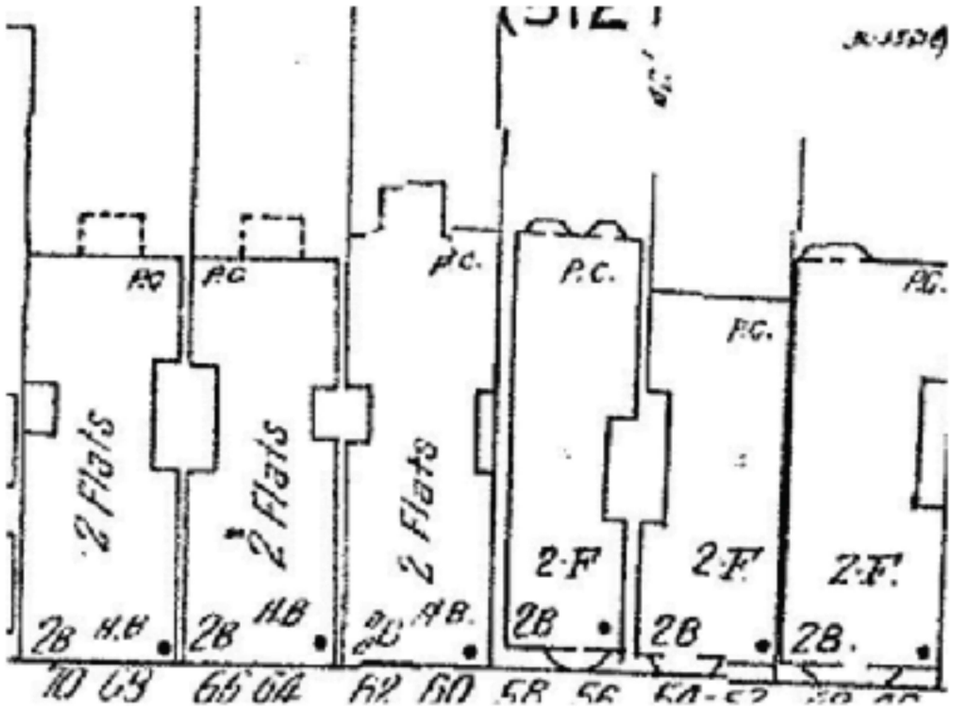
And the CNLR SUD.

The original Flats comply with these SUDs.

The current project for sale does not comply.

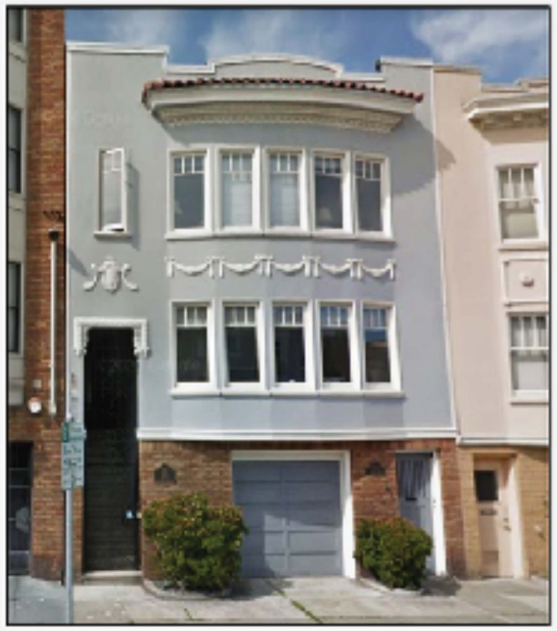

Jan 2018 See latest date




2 Flats
2 Flats
2 Flats
2-F
2-F
2-F.
P.C.
P.C.
P.C.
P.C.
P.C.
P.C.
28 H.B.
28 H.B.
28 H.B.
28
28
28.

EXAMPLE: ELIGIBLE DISTRICT CONTRIBUTOR

- 3321-3323 Scott Street (c.1923)
  - Example of Barrel-Front flat building unique to San Francisco and common in neighborhoods like the Marina
  - Relatively unaltered/high level of integrity
  - Potentially eligible under Criterion A/1 (Events) and C/3 (Architecture) as part of an intact row of 6 Barrel-Front flats



Goals:

- Identify essential historic features to protect
- Provide property owners, tenants, and planners information about historic designs, materials, and finishes to facilitate appropriate rehabilitation
- Provide greater transparency and consistency of property evaluations through SF Survey



Item 7

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); Jalipa, Brent (BOS)
Subject:	FW: Ord. 133-25 - certifying Police Department compliance
Date:	Wednesday, September 10, 2025 2:36:00 PM
Attachments:	Letter to Clerk - Ord. 133-25 - DMV FID fee increase.pdf Copy to Clerk - City and County of San Francisco - DMV FID fee increase.pdf

Hello,

Please see below and attached for communication from the San Francisco Police Department, submitting certification of the Police Department's compliance with the requirements of California Vehicle Code, Section 9250.19, pursuant to Ordinance No. 133-25.

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 | www.sfbos.org

From: Nicita, Carl (POL) <carl.nicita@sfgov.org>
Sent: Friday, September 5, 2025 10:17 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; Yep, Paul (POL) <Paul.Yep@sfgov.org>; Brussow, Gordon (POL) <Gordon.Brussow@sfgov.org>
Subject: Ord. 133-25 - certifying Police Department compliance

Dear Madam Clerk:

As required by Ordinance 133-25, please see attached letter from Interim Chief of Police Paul Yep certifying the Police Department's compliance with the requirements of California Vehicle Code Section 9250.19 to increase Fingerprint Identification fees. A copy of the formal request sent to the California Department of Motor Vehicles to collect the increased fee is also attached.

Please let me know if you have questions or need more information.

Thank you,

Carl Nicita

Carl Nicita | Principal Government Affairs Liaison
Government Affairs Unit – Office of the Chief of Police
San Francisco Police Department
Desk: (415) 575-5885

CITY AND COUNTY OF SAN FRANCISCO
POLICE DEPARTMENT
HEADQUARTERS
1245 3RD Street
San Francisco, California 94158

DANIEL LURIE
MAYOR

PAUL YEP
INTERIM CHIEF OF POLICE

Sent Via Email

September 5, 2025

Angela Calvillo, Clerk of the Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Ordinance 133-25 authorizing Fingerprint Identification Fees under California Vehicle Code 9250.19

Dear Madam Clerk,

On July 22, 2025, the San Francisco Board of Supervisors passed Ordinance No. 133-25, authorizing an increase to the Fingerprint Identification fees (FID) under California Vehicle Code Section 9250.19.

As required by the ordinance, please accept this letter as certification that the Police Department has complied with the submission requirement set forth in Section 9250.19, by notifying the California Department of Motor Vehicles (DMV) of the Board's action with a request to program collection of the above-referenced fees.

A copy of the notification sent to the DMV is enclosed with this letter.

Sincerely,

Paul Yep
Interim Chief of Police

CITY AND COUNTY OF SAN FRANCISCO
POLICE DEPARTMENT
HEADQUARTERS
1245 3RD Street
San Francisco, California 94158

DANIEL LURIE
MAYOR

PAUL YEP
INTERIM CHIEF OF POLICE

Sent Via Email and USPS

September 5, 2025

Attn: Karen Shorter
Revenue and Compliance Policy Unit
California Department of Motor Vehicles
2415 First Avenue MS #D148
Sacramento, CA 95818

RE: Request to Process City and County of San Francisco's Fingerprint Identification Fees authorized by Vehicle Code 9250.19

Dear Karen Shorter:

On July 22, 2025, the City and County of San Francisco Board of Supervisors adopted Ordinance No. 133-25, authorizing an increase to the Fingerprint Identification fees (FID) under California Vehicle Code Section 9250.19.

As you know, Section 9250.19 authorizes a fee of $2 to be paid to a county at the time of registration, renewal, or supplemental application for apportioned registration of every vehicle registered to an address within the county, plus an additional fee of $4 for Commercial Vehicle Registration Act (CVRA) vehicles.

Please accept this letter as our formal request to program collection of $2 per non-CVRA vehicle and $6 per CVRA vehicle, effective six months from the date of this letter.

A copy of Ordinance No. 133-25 is enclosed with this letter.

Sincerely,

Paul Yep
Interim Chief of Police

[Administrative Code - Vehicle Registration Fees and Police Fingerprint Identification Fund]

Ordinance amending the Administrative Code to authorize fees for vehicles registered to a San Francisco address to fund law enforcement programs related to fingerprint identification of persons involved in crimes committed while operating motor vehicles, in accordance with California State law, and to establish the Police Fingerprint Identification Fund to receive the fee revenue.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. General Findings.

(a) California Vehicle Code Section 9250.19 (Section 9250.19) authorizes a fee of $2 to be paid to a county at the time of registration, renewal, or supplemental application for apportioned registration of every vehicle registered to an address within the county, except those expressly exempted from payment of registration fees.

(b) In addition to the $2 fee, Section 9250.19 authorizes a fee of $4 to be paid to a county for commercial motor vehicles subject to California Vehicle Code Section 9400.1 registered to an address within a county, totaling $6 for commercial vehicles.

(c) The Department of Motor Vehicles collects the fees authorized by Section 9250.19 at the time of vehicle registration and transmits the funds to the county. The county is authorized to expend funds allocated under Section 9250.19 exclusively for programs that

enhance the capacity of local law enforcement to provide automated mobile and fixed location fingerprint identification of individuals involved in crimes committed while operating a motor vehicle.

(d) The Police Department, in conjunction with the Sheriff's Department, operates an automated fingerprint identification system and desires to continue to support, enhance, and expand the system with funds collected under Section 9250.19.

Section 2. Chapter 10, Article XIII of the Administrative Code is hereby amended by adding Section 10.100-173 to read as follows:

SEC. 10.100-173. POLICE FINGERPRINT IDENTIFICATION FUND.

(a) ***Imposition of Fees.*** *Pursuant to California Vehicle Code Section 9250.19 (Section 9250.19), the City and County of San Francisco authorizes: (1) the imposition of a fee of $2 to be paid at the time of registration or renewal of registration of every vehicle registered to an address within the City except those expressly exempted under State law; and (2) the imposition of an additional fee of $4 to be paid at the time of registration or renewal of every commercial motor vehicle subject to California Vehicle Code Section 9400.1 registered to an address within the City.*

(b) ***Establishment of Fund.*** *The Police Fingerprint Identification Fund is established as a category six fund to receive money collected under the California Department of Motor Vehicles' fees on vehicles registered to an address within the City pursuant to Section 9250.19, and authorized by subsection (a) of this Section 10.100-173.*

(c) ***Use of Fund.*** *Consistent with Section 9250.19, the Chief of Police shall use monies in the fund exclusively to fund programs that enhance the capacity of local law enforcement to provide automated mobile and fixed location fingerprint identification of individuals who may be involved in driving under the influence of alcohol or drugs in violation of California Vehicle Code Sections 23152 or 23153, vehicular manslaughter in violation of California Penal Code Sections 191.5 or 192(c), or*

any combination of those and other vehicle-related crimes. No costs which may be incurred by any City department in administering this fund shall be recovered therefrom.

Section 3. Effective Date and Operative Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall not become operative until six months from the date that the Chief of Police certifies in writing to the Clerk of the Board of Supervisors that the Department has complied with the submission requirement set forth in California Vehicle Code Section 9250.19.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
JEN HUBER
Deputy City Attorney

n:\legana\as2025\2500373\01844340.docx

City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 250599 **Date Passed:** July 22, 2025

Ordinance amending the Administrative Code to authorize fees for vehicles registered to a San Francisco address to fund law enforcement programs related to fingerprint identification of persons involved in crimes committed while operating motor vehicles, in accordance with California State law, and to establish the Police Fingerprint Identification Fund to receive the fee revenue.

June 18, 2025 Budget and Appropriations Committee - MEETING RECESSED

June 20, 2025 Budget and Appropriations Committee - MEETING RECESSED

June 23, 2025 Budget and Appropriations Committee - MEETING RECESSED

June 25, 2025 Budget and Appropriations Committee - RECOMMENDED

July 08, 2025 Board of Supervisors - CONTINUED ON FIRST READING

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

July 15, 2025 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton
Noes: 1 - Fielder

July 22, 2025 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton
Noes: 1 - Fielder

File No. 250599

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 7/22/2025 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

08/01/25

Date Approved

Item 8

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
Subject:	FW: IHSS PA Governing Body Meeting Materials & Minutes Sept 9th
Date:	Wednesday, September 10, 2025 2:47:00 PM
Attachments:	Sept9Binder.pdf 2025 GB Meeting Schedule.pdf

Hello,

Please see below and attached for communication from the San Francisco IHSS Public Authority, submitting meeting minutes for September 9, 2025.

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 | www.sfbos.org

From: Caitlin Wilson <cwilson@sfihsspa.org>
Sent: Wednesday, September 10, 2025 10:23 AM
To: Governing Body <governingbody@sfihsspa.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; City Librarian, City Librarian (LIB) <citylibrarian@sfpl.org>
Subject: IHSS PA Governing Body Meeting Materials & Minutes Sept 9th

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

Hello all,

Thank you for joining yesterday's Governing Body meeting. Attached are the meeting materials for your review. Please don't hesitate to reach out if you have any questions or need additional information.

Thank you so much,

Caitlin Wilson
Executive Assistant
Pronouns: She/Her
San Francisco IHSS Public Authority

832 Folsom Street, 9th Floor
San Francisco, CA 94107
Direct: 415-593-8117
Main: 415-243-4477

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SFIHSS PUBLIC AUTHORITY

San Francisco IHSS Public Authority
832 Folsom Street, 9th Floor
San Francisco, CA 94107-1123
Phone: 415-243-4477 / Fax: 415-243-4407

San Francisco IHSS Public Authority Governing Body –
Meeting Agenda

Date:	Tuesday, September 9th, 2025
Time:	1:00 pm – 2:30 pm
Location:	832 Folsom Street, 9th Floor
Virtual Option:	https://v.ringcentral.com/join/905048011?pw=6f0666df790806c1201e90189fe6bf4d Ring Central Dial-In: **(267) 930-4000** United States Ring Central Conference ID: **905048011**

Time	Topic	Speaker
1:00 – 1:05	Roll Call	Executive Assistant
1:05 – 1:10	Public Comment	Public
1:10 – 1:15	Vote to Approve Consent Agenda a. Agenda September 9th b. Minutes May 13th	President
1:15 – 1:20	President's Report	President
1:20 – 1:25	Treasurer's Report – P&P Changes & Updates	Treasurer
1:25 – 1:35	Executive Director's Report	Executive Director
1:35 – 2:05	Staff/Org Reports	
	a. Programs	Deputy Director
	b. Finance i. Vote to Approve Finance P&P Updates	President
2:05 – 2:15	Board Seat Updates & Officer Elections	Open floor
2:15 – 2:25	Commission Updates/Announcements	Open floor
2:25 – 2:30	Meeting Evaluation and Adjournment	Open floor

SFIHSS PUBLIC AUTHORITY

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San Francisco, CA 94107-1123
Phone: 415-243-4477 / Fax: 415-243-4407

Governing Body Members

Robin Wilson-Beattie
President
Younger Consumer Representative

Edda Mai Johnson
Older Consumer Representative

Sascha Bittner
DAS Commission Representative

Daisy McArthur
Secretary
Union Representative

Alex Madrid
Treasurer
Mayor's Disability Council Member

Luana McAlpine
Independent IHSS Provider

Jesse Nichols
Younger Consumer Representative

Jane Redmond
Older Consumer Representative

Mara Math
Older Consumer Representative

Ted Jackson
Younger Consumer Representative

San Francisco IHSS Public Authority
832 Folsom St., 9th Floor, San Francisco, CA
Governing Body Meeting
Minutes of September 9th, 2025

Date: Tuesday, September 9th, 2025
Time: 1:00 p.m. – 2:30 p.m.
Place: In-person
Ring Central Dial-in: +12679304000
Ring Central Conference I.D: 905048011

Roll Call

Governing Body Members present:

- Robin Wilson-Beattie
- Alex Madrid
- Jesse Nichols
- Jane Redmond
- Luana McAlpine
- Mara Math
- Edda Mai Johnson
- Jane Redmond (Virtual)

Also Present:

- Eileen Norman, Executive Director
- Eren Gutierrez – Deputy Director
- Nicole Bohn, Guest

Absent:

- Sascha Bittner
- Ted Jackson
- Daisy McArthur
- Rick Mena- Director of Finance

Call to Order

President, Robin Wilson-Beattie called the meeting

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San Francisco, CA 94107-1123
Phone: 415-243-4477 / Fax: 415-243-4407

	to order at 1:05 pm.
Consent Agenda	Robin motioned to approve the Consent Agenda. Alex M. first this motion, Jesse N. seconded this motion. Unanimously approved.
President's Report	• Robin welcomed and thanked members for attending. • Robin introduced Nicole Bohn to the Governing Body. Nicole shared her background, highlighting her previous experience and advocacy in the field of disability. Eileen expressed enthusiasm about Nicole joining the group. • Robin reported the SF PA's participation in the joint San Francisco/Marin PA Governing Body training on August 8th, which she attended along with other Governing Body members. • Robin attended the opening ribbon cutting of the DCC alongside fellow PA GB member Sascha Bittner and ED Eileen Norman. Excited to see this historic new center open in SF.
Treasurer's Report	• Alex introduced the updated Conflict of Interest form and requested that all members sign and return it to EA Caitlin and/or Eileen. • Alex presented updates to the Policy and Procedures and requested a motion to approve the changes. Jesse N. first the motion, Mara seconded this motion. • The Fiscal Policy and Procedures Updates were unanimously approved by all Governing Body members present. • Alex announced that the Audit will take place next month and that results will be in January.
Executive Director's Report	• Eileen announced that the San Francisco Foundation Grant has been awarded, with $200,000 allocated primarily to implement

San Francisco IHSS Public Authority
832 Folsom Street, 9th Floor
San Francisco, CA 94107-1123
Phone: 415-243-4477 / Fax: 415-243-4407

the Training and Incentive Program (TIP). This program, in partnership with multiple organizations, will provide paid training opportunities for Individual Providers (IPs).

- Eileen reported on a recent update to the Brown Act regarding remote participation. Senate Bill 707 (SB 707), if passed, would permit remote participation for the SF IHSS Public Authority. She noted that CAPA supports this bill.
- Eileen shared a goal for the coming year: to have staff attend Governing Body meetings to gain further knowledge of the Council's work and strengthen integration between staff and the Governing Body.
- Eileen distributed the FY 24–25 Goals and Accomplishments Report and encouraged members to review the document.
- Eileen reported that the Marin Public Authority training went well, with four Governing Body members in attendance, and invited feedback.
- Eileen provided a legislative update on Assembly Bill 283 (AB 283), the Collective Bargaining Bill. Amendments have been made to remove Public Authority responsibilities from the scope of bargaining, leading CAPA to adopt a neutral position.
- Eileen noted the passage of the Federal Budget Bill and expressed concern about its long-term impact on Medicaid recipients.
- Eileen announced that the Winter IHSS PA Newsletter is currently in development.
- Alex inquired about participation in meetings via virtual format.

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San Francisco, CA 94107-1123
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- Nicole asked for clarification on one of the items included in the FY 24–25 Goals and Accomplishments Report.

Staff/Org Reports	Finance Report – Director of Finance, Rick Mena
	• In Rick's absence, Eileen presented the Finance Report.
	• Eileen reviewed the Year in Review, noting that between the two contracts, 99.2% of the budget was spent.
	• She presented the Organizational Revenue Summary for FY 2023–24, covering the months of June through July 2025, along with Budget-to-Spend results.
	• Eileen also reviewed the Profit and Loss Statement.
	Programs Report – Eren Gutierrez
	• Eren announced the successful completion of the IHSS PA monitoring visit audit, reporting positive results.
	• She presented program service highlights for June and July, including:
	  ○ An increase in Active Registry Providers from 588 to 707.
	  ○ Onboarding of 122 providers in a single month.
	  ○ A 20% increase in Provider referrals.
	• Eren also reported that 1,295 packets were distributed to Independent Providers.

Board Seat Updates	• Eileen announced Governing Body candidate Nicole Bohn, shared her application, and outlined the next steps with the Rules Committee. • Eileen shared that this would be Alex Madrid's final Governing Body meeting, as he is no longer on the Mayor's Disability Council and is therefore ineligible to serve as the MDC representative. She encouraged

San Francisco IHSS Public Authority
832 Folsom Street, 9th Floor
San Francisco, CA 94107-1123
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	members to acknowledge and congratulate Alex. Alex noted that this isn't goodbye and affirmed he will continue advocating for the community. • Eileen announced upcoming officer elections and encouraged members to reach out to EA Caitlin or herself if they wish to run for an officer position. • Mara asked if nominations could be made immediately and nominated Robin Wilson-Beattie for President. • Mara inquired about the roles and responsibilities of the Vice President and Secretary positions.
Commission Updates/ Announcements	• Robin opened the floor any announcements, there were none. • Eileen announced the upcoming Executive Director Evaluation, which will be conducted individually and virtually.
Meeting Evaluation	• Good meeting. Members were pleased the meeting ended ahead of schedule.
Adjournment	• Robin called a vote to move to closed session. First motion: Jesse Nichols. Second: Alex Madrid. Motion passed unanimously. • Meeting adjourned at 1:53 pm.

SFIHSS PUBLIC AUTHORITY

San Francisco IHSS Public Authority
832 Folsom Street, 9th Floor
San Francisco, CA 94107-1123
Phone: 415-243-4477 / Fax: 415-243-4407

Documents supporting agenda items are available for review at the Public Authority office: 832 Folsom Street, 9th Floor, San Francisco, CA 94107

1. KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Governing Body Members

Robin Wilson-Beattie
President
Younger Consumer Representative

Edda Mai Johnson
Older Consumer Representative

Sascha Bittner
DAS Commission Representative

Daisy McArthur
Secretary
Union Representative

Alex Madrid
Treasurer
Mayor's Disability Council Member

Ted Jackson
Older Consumer Representative

Jesse Nichols
Younger Consumer Representative

Luana McAlpine
Provider Representative

Jane Redmond
Older Consumer Representative

Mara Math
Older Consumer Representative

San Francisco IHSS Public Authority
832 Folsom St., 9th Floor, San Francisco, CA
Governing Body – Regular Meeting
Minutes of May 13, 2025

Date: Tuesday, May 13, 2025
Time: 1:04 p.m. – 2:30 p.m.
Place: In-person
Ring Central Dial-in: +12679304000
Ring Central Conference I.D: 905048011

Call to Order and Roll Call	Governing Body Members present: Robin Wilson-Beattie, Alex Madrid Jesse Nichols, Jane Redmond, Daisy McArthur, Sascha Bittner, Ted Jackson, Mara Math, Edda Mai Johnson Also Present: Eileen Norman- Executive Director, Eren Gutierrez – Deputy Director, Rick Mena- Director of Finance and Administration Absent: Luana McAlpine President, Robin Wilson-Beattie called the meeting to order at 1:04 pm.
Consent Agenda	Robin motioned to approve the Consent Agenda. Alex M. first this motion, Jesse N. seconded this motion. Unanimously approved.
President's Report	• Robin welcomed and thanked members for joining. • Robin concluded the Presidents report and introduced Treasurer Alex M. for Treasurers Report.
Treasurer's	• Alex asked members to review the FY24-25

Report	Budget Review and proposed an approval. Alex called a vote for approval. First motion Daisy to approve, seconded by Jane R.
Executive Director's Report	• Eileen provided organizational updates, legislative, and partnership updates listed on the distributed ED report. • Eileen also brought a letter drafted to send to Rep. Matt Haney from the Governing Body re: AB 283 concerns. Will send with revisions to GB to approve signature.
Board Education/ Guest Speaker	• President Robin introduced governing body member Ted Jackson to cover Medicaid budget cuts and other federal changes. • Alex proposed the idea of a Governing Body retreat utilizing the remaining governing body funds and stated that the topic will be discussed further in the next officer meeting.
Board Retreat	• Alex called a vote to do the Governing Body Retreat on July 15th. Ted moved to approve, Sascha seconded it. There were 9 votes to approve. 1 abstention.
Staff/Org Reports	**Finance Report – Director of Finance, Rick Mena** • Rick discussed the Budget Breakdown of FY24-25 covering the months of July through May and Budget to Spend Results. **Programs Report – Eren Gutierrez** • Eren presented program service highlights of February and March. She presented the recent increase in Active Registry Providers (an increase from 499 to 585) and onboarding providers (83 in one month) She highlighted the slight increase in consumers their assistance (210 in one month).
Board Seat Updates	• Robin announced the official appointment of Luanna McAlpine and Ted Jackson.

Commission Updates / Announcement's	• Alex announced the MDC next Friday and encouraged members to join. • Sascha announced ADA services commission June 4th
Meeting Evaluation	• Members expressed approval of the meeting and indicated they are looking forward to the next meeting.
Public Session Adjournment	• Robin called a vote to move to closed session. First motion: Jesse Nichols. Second: Sascha Bittner. Motion passed unanimously. • Meeting adjourned at 2:32 pm
Closed Session	• The Governing Body discussed the upcoming Executive Director Performance Review and approved a format to use. GB President will collect responses to summarize and submit to GB for approval.

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President Report

Tuesday September 9th, 2025,
President Robin Wilson-Beattie

- On August 8, I attended the training at Marin with IHHS staff and Governing Body Members.

- On July 18th, I attended the ribbon-cutting ceremony for the Disability Cultural Center, along with governing body member Sasha Bittner and Eileen Norman. Funded by the Department of Disability and Aging Services, the Center is the first publicly funded disability cultural center in the U.S. It also marks the 35th Anniversary of the Americans with Disabilities Act.

Governing Body Meeting
July 15, 2025

Executive Director's Report

Organization Updates

- SF Foundation Grant: TIP working in partnership with multiple organizations on a grant from SFF to provide paid training to IPs.

Legislative/Policy Updates

- Updates to Brown Act/remote participation: SB707 (Durazo) will make it so that remote participation for SF IHSS PA will be permissible. CAPA is supporting.
- AB 283: Collective Bargaining Bill – Amendments were made to remove PA duties from bargaining. CAPA is neutral.
-

Partnerships/Collaboration Updates

- Training with Marin PA. Need to confirm who will be participating and going in person or joining online on 8/8/25.
- Continued interest from the other organizations and PAs on the training developed in collaboration with Christina Mills.

Other News

- Federal Budget Bill passed. Unknown lasting effect it will have on Medicaid recipients
- New newsletter is out! Get yours!

Programs Overview
June and July 2025

Data from 06/01-07/31/2025

SFIHSS PUBLIC AUTHORITY

Total # of new Intakes/Consumers Served

Registry 377

BUPS 175

Mentorship 58

Total # of Provider Activity

Registry Providers 666
Average Active Registry Providers

New Registry Providers 122
Onboarded

# of PPE Distributed 1,295
Packets to IPs

FY 2024-25 Monthly Report			Feb.2025	Mar.2025	Apr.2025	May 2025	Jun.2025	Jul.2025
Consumers	Registry	# of Consumers referred to the Registry	215	210	219	192	182	195
	Mentorship	# of Consumers referred to Mentorship	30	14	20	19	21	37
		# of Consumers working with a Mentor	123	129	114	112	101	114
	Back-Up Service(BUPS)	# of Consumers referred to BUPS	53	63	84	92	92	83
Providers	Registry Providers	Total # of Registry Providers (active- looking for work)	557	613	628	643	649	683
		# of Applicants	107	97	115	92	107	123
		# of Applicants who were accepted to registry	38	45	46	43	59	63
		# of Providers Employed w/ 1+ Consumers	1,884	1,897	1,902	1,918	1,923	1,932
	IHSS Provider Benefits	# of Providers enrolled in health benefits	11,514	11,562	11,719	11,647	11,682	11,746
		# of Providers enrolled in dental benefits	9,202	9,253	9,213	9,147	9,158	9,198
		# of LiveScans serviced	388	292	291	340	279	392
		# of DOJ records processed	458	488	489	577	396	524
		# of Protective Personal Equipment	522	750	661	481	588	707

Fiscal Year 2024-2025 in Review

Summary

	Summary	Budget	FY24-25 Total Expense	% of Bdgt	Unspent Balance.
	BUPS Contract Summary	**$325,579**	**$320,071**	**98.3%**	**$5,508**
*	**IP Mode Contract**	**$108,417,282**	**$107,602,263**	**99.2%**	**$815,019**
	Subtotal Protected line items	$103,673,465	$103,224,888	**99.6%**	**$448,577**
	All other Line Items (Programs & Operations)	$4,743,817	$4,377,375	**92.3%**	**$366,442**
	SFIHSSPA'S OVERALL FISCAL PERFORMANCE	**$108,742,861**	**$107,922,334**	**99.2%**	**$820,527**

Fiscal Year 2024-2025 in Review

Detail

Back-Up Providers Contract

Back Up Providers Salaries Detail	Budget	FY24-25 Total Expense	% of Bdgt	Unspent Balance.
Back Up Providers	**$201,217**	$216,349	108%	($15,132)
Employee Fringe Benefits (planned at 35%)	**$70,426**	$56,189	80%	$14,237
Total Salaries & Benefits	**$271,643**	**$272,538**	**100%**	**($895)**
Actual fringe percentage:		*26%*		

Program Expenses	Budget	FY24-25 Total Expense	% of Bdgt	Unspent Balance.
Utilities (Elec, Water, Gas, Phone, Scavenger)	**$10,368**	$9,325	90%	$1,043
Staff Travel-(Local and Out of Town)	**$35,568**	$29,765	84%	$5,803
Infectious Control Kits	**$8,000**	$8,443	106%	($443)
Total Operating Expense	**$53,936**	**$47,533**	**88%**	**$6,403**
Total Staff Salaries and Program Expenses	**$325,579**	**$320,071**	**98%**	**$5,508**

Fiscal Year 2024-2025 in Review

Detail

IP Mode Budget Contract

Staff Salaries Detail	Budget	FY24-25 Total Expense	% of Bdgt	Unspent Balance.
Totals Staff Salaries	**$2,423,229**	$2,403,963	99%	$19,266
Employee Fringe Benefits (planned at 39%)	**$955,434**	$787,969	82%	$167,465
Total Salaries & Benefits	**$3,378,663**	$3,191,932	94%	$186,731
Actual fringe percentage:		*33%*		

Operating Expenses	Budget	FY24-25 Total Expense	% of Bdgt	Unspent Balance.
Rental of Property	**$456,458**	$456,460	100%	($2)
Utilities (Elec, Water, Gas, Phone, Scavenger)	**$47,058**	$43,977	93%	$3,081
Office Supplies, Postage	**$70,008**	$63,749	91%	$6,259
Printing and Reproduction	**$72,205**	$51,518	71%	$20,687
Insurance	**$39,175**	$38,104	97%	$1,071
Staff Training	**$48,214**	$18,551	38%	$29,663
Staff Travel-(Local and Out of Town)	**$6,500**	$1,351	21%	$5,149

Consultants/Subcontractors	Budget	FY24-25 Total Expense	% of Bdgt	Unspent Balance.
Independent Auditor	**$27,558**	$27,500	100%	$58
Bookkeeping & Payroll Services	**$57,411**	$48,085	84%	$9,326
Technology Consultant	**$40,091**	$37,057	92%	$3,034
Legal Services	**$30,000**	$30,223	101%	($223)
Salesforce Software and Consultants	**$111,500**	$90,688	81%	$20,812
Other Consulting	**$85,840**	$59,926	70%	$25,914
HomeBridge Subcontract	**$35,248**	$35,248	100.0%	$0

Other	Budget	FY24-25 Total Expense	% of Bdgt	Unspent Balance.
Exchange (Monthly Email Service - Cloud)	**$7,697**	$3,610	47%	$4,087
Education & Outreach (Incl. SDN)	**$46,250**	$22,694	49%	$23,556
CAPA Annual Dues	**$21,000**	$21,000	100%	$0
IP Supplies & ID Cards	**$42,500**	$41,715	98%	$785
* MentorshipProgram (Salaries & Benefits)	**$101,689**	$104,535	103%	($2,846)
Mentorship Prg: Training/Mtgs/Materials/Consultants	**$12,000**	$8,195	68%	$3,805
Shop Stewards	**$40,700**	$34,776	85%	$5,924
CICA Membership / Conference	**$5,000**	$0	0%	$5,000
Board Stipend	**$12,500**	$9,935	79%	$2,565
Board Communications	**$12,000**	$5,377	45%	$6,623
Health Insurance - SF Health Plan	**$100,025,779**	$99,799,973	99.8%	$225,806
Dental Insurance - Liberty Dental	**$2,902,938**	$2,848,960	98%	$53,978
FP Per Person Expense	**$172,800**	$134,072	78%	$38,728
IP Transit Passes	**$486,000**	$371,859	77%	$114,141
IP Life Enhancement Fund	**$10,000**	$0	0%	$10,000
Bank Service Charges and Fees	**$2,000**	$1,193	60%	$807
Capital Expenditures	**$10,500**	$0	0%	$10,500
Total Operating Expense	**$105,038,619**	**$104,410,332**	**93%**	**$628,287**
Total Staff Salaries and Operating Expenses	**$108,417,282**	**$107,602,263**	**99%**	**$815,019**

**Report excludes $58,000 DPH Mentorship Grant Funds*

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GB P&L

San Francisco IHSS Public Authority

July 1, 2024-July 1, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
4100 Grant	107,953,913.66
4200 Other Funds	$135.01
4205 Non Grant income	30.00
Total for 4200 Other Funds	**$165.01**
4500 Interest Income	2,038.76
4900 Interest Income-LAIF	22,461.93
Services	32.19
Total for Income	**$107,978,611.55**
Cost of Goods Sold	
Gross Profit	**$107,978,611.55**
Expenses	
5000 PERSONNEL / BENEFITS / TAXES	**$3,320,630.08**
6000 ON CALLS / BENEFITS / TAXES	**$272,539.64**
6500 MENTORS / BENEFITS / TAXES	0
650A Mentor Wages	**$78,451.87**
650B Mentor Fringe Benefits	**$26,083.01**
Total for 6500 MENTORS / BENEFITS / TAXES	**$104,534.88**
7000 OPERATING DETAIL	0
700A Office Expenses	0
7010 Rent	**$495,094.25**
7030 Utilities/Telephone/Internet	**$57,657.48**
7040 Bank Fees	1,193.13
7100 Printing-Newsletters/Communictn	**$45,518.29**
7120 Postages, Delivery and Shipping	**$23,592.74**
7130 Office Supplies and Expenses	**$44,141.97**
7135 Fingerprinting Expense	142,711.62
7136 Supplies/ Infect. Control (B)	8,443.28
7137 P PPE	41,714.99
7145 Exchange Email Service	3,609.74
7150 Education & Outreach	$14,395.50
7150 A IPAD	1,990.35
7150 B IP Education & Outreach	794.08
7150 C IP Education & Outreach Reg	600.75
7150 P IP Ed & Outreach (Prov Srvs)	268.22
7150 R IP Ed and Outreach (Recrutment)	1,963.74
Total for 7150 Education & Outreach	**$20,012.64**
7155 Educ/Mbership/Subscription	$7,311.00
7155 S Staff Training - Salesforce	998.00

GB P&L

San Francisco IHSS Public Authority

July 1, 2024-July 1, 2025

DISTRIBUTION ACCOUNT	TOTAL
Total for 7155 Educ/Mbership/Subscription	**$8,309.00**
7160 Insurance & Bonding	38,103.93
7175 Meetings-Staff	$9,610.78
7175 C BUPs and Reg Staff Meetings	1,516.98
7175 F DOFA Team Meetings	266.55
7175 H Holiday Party	443.93
7175 P Staff Meetings (PS)	761.13
7175 R Staff Meetings (Recruitment)	701.10
Total for 7175 Meetings-Staff	**$13,300.47**
7180 Travel/Mileage/Accommodations	$904.57
7180 B Staff Travel	29,765.05
7180 R Travel (Recrutiment)	446.58
Total for 7180 Travel/Mileage/Accommodations	**$31,116.20**
7190 CAPA Annual Dues	21,000.00
Total for 700A Office Expenses	**$995,519.73**
700B Governing Board Expenses	$33.84
7210 Brd Dvlpmt-Retreat/Educ/Conf	9,535.04
7220 Board Communications	10,352.48
7250 Board Miscellaneous Expenses	274.48
7291 CICA Memberships/Conferences	750.00
Total for 700B Governing Board Expenses	**$20,945.84**
700C Mentorship Program	**$8,195.04**
700E Consultants and Subcontractors	0
7500 Accounting & Bookkeeping	**$48,105.30**
7510 IT Consultant	40,337.60
7520 Audit External	27,500.00
7530 Legal Counsel	30,222.75
7585 Shop Stewards	34,776.00
7595 Other Outside Professional Svcs	**$99,774.28**
7597 Salesforce-Software+Consultants	**$90,687.92**
Total for 700E Consultants and Subcontractors	**$371,403.85**
Total for 7000 OPERATING DETAIL	**$1,396,064.46**
8000 INDEPENDENT PROVIDERS BENEFITS	0
8100 IP Health Benefits	0
8110 SF Healthy Workers	99,824,230.52
8120 Cobra-Health	5,700.00
Total for 8100 IP Health Benefits	**$99,829,930.52**

GB P&L

San Francisco IHSS Public Authority

July 1, 2024-July 1, 2025

DISTRIBUTION ACCOUNT	TOTAL
8200 IP Dental Benefits	0
8210 LDP-Liberty Dental Premium	741,879.41
8230 EPO-Liberty Dental Premium	2,298,596.43
8280 Cobra-Dental	300.00
8290 Dental-Union Due Receipts	-191,816.00
Total for 8200 IP Dental Benefits	**$2,848,959.84**
8300 IP Transit Benefits	0
8310 Bus Passes	371,859.00
Total for 8300 IP Transit Benefits	**$371,859.00**
Total for 8000 INDEPENDENT PROVIDERS BENEFITS	**$103,050,749.36**
Total for Expenses	**$108,144,518.42**
Net Operating Income	**-$165,906.87**
Other Income	
9935 Non-operational other income	-1,622.01
Total for Other Income	**-$1,622.01**
Other Expenses	
9920 Fraud	
9930 Non-operational depreciation	4,852.29
Total for Other Expenses	**$4,852.29**
Net Other Income	**-$6,474.30**
Net Income	**-$172,381.17**

Statement of Financial Position

San Francisco IHSS Public Authority

As of June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	**$3,242,548.18**
Accounts Receivable	**$18,523,481.07**
Other Current Assets	**$68,905.43**
Total for Current Assets	**$21,834,934.68**
Fixed Assets	**$5,472.81**
Other Assets	
Total for Assets	**$21,840,407.49**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	**$21,033,954.94**
Credit Cards	**$925.20**
Other Current Liabilities	**$709,424.83**
Total for Current Liabilities	**$21,744,304.97**
Long-term Liabilities	
Total for Liabilities	**$21,744,304.97**
Equity	**$96,102.52**
Total for Liabilities and Equity	**$21,840,407.49**

Agenda Item: Fiscal Policy and Procedure Updates

Action Requested:
Staff respectfully request that the Board vote to formally adopt the revised policies and procedures as outlined below.

Overview:
In accordance with our routine review process, staff have made targeted revisions to the organization's fiscal policies and procedures. The following updates have been implemented to ensure continued alignment with best practices and regulatory compliance. These updates aim also to improve clarity and reflect changes in operational responsibilities.

Summary of Key Revisions:

Conflict of Interest Disclosure Statement (Page 9):
The form has been reformatted and reworded for improved usability and clearer staff guidance on disclosure requirements.

Section 5.1 – Timesheet Preparation & Approval (Pages 29–30):
We have updated the terminology in the Program Employees section to reflect the appropriate designation of "Back Up Providers" in place of "On Call Workers." In addition, wage figures have been removed from this section and replaced with a description of the timecard process methodology.

Section 5.9 – Cash Disbursements (Page 46):
References to our former banking partner, First Republic, have been removed. Furthermore, the procedures for electronic disbursements have been updated to specify the bookkeeper's role in preparing ACH and wire transfers, thereby strengthening internal control clarity.

Section 5.11 – Credit Card Policy (Page 48):
The policy now authorizes the Executive Director "or their designee" to remit credit card payments directly to the bank. This procedural flexibility will help ensure timely payment in the event of a credit line constraint. All cardholders now operate under a consolidated credit line. Additional updates include: (1) receipts and scans are now submitted directly to the bookkeeper; and (2) monthly reconciliation of transactions to statement balances is now explicitly assigned to the bookkeeper.

Mileage Reimbursement Request Form (Page 52):
This form has been updated to reflect the new IRS federal reimbursement rate of $0.70 per mile for calendar year 2025-2026.

SFIHSS PUBLIC AUTHORITY

Financial Policies & Procedures V2.0

Effective July 1, 2025

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1.0 INTERNAL CONTROLS

1.1 Lines of Authority

The Executive Director is ultimately responsible for the financial management of all activities.

1. The Executive Director shall be responsible for and have the necessary authority to carry out the policies, procedures, and practices of the SF In-Home Supportive Services Public Authority (SFIHSSPA), and shall appoint employees in executive, administrative and management positions for SFIHSSPA. All personnel are employed on an at-will basis and are subject to SFIHSSPA's Employee Handbook.
2. The Director of Finance and Administration is responsible for the day-to-day financial management of the organization. The Executive Director hires and supervises staff and independent consultants, pay bills, receive funds, sign contracts and agreements for the organization and maintain bank accounts.
3. The Executive Director, Deputy Director, and Director of Finance and Administration are authorized to sign checks up to $5,000. Checks for amounts greater than $5,000 shall require a second signature from an authorized signer. Check signers are prohibited from signing checks payable to themselves.
4. The Executive Director is authorized to enter into contracts for activities that have been approved by the Disability and Aging Services Department (DAS) and/or San Francisco Board of Supervisors as a part of budgets or service contracts.
5. The Director of Finance and Administration, under the supervision of the Executive Director, is authorized to manage expenses within the parameters of the overall Board of Supervisors-approved budget.

Executive Director's Responsibilities

1. Account for restricted funds separately from general operating funds, and clearly define the restrictions applicable to these funds.
2. Report the financial results of San Francisco In-Home Supportive Services Public Authority (SFIHSSPA) operations according to the schedule established by the Board of Supervisors.
3. Pay all obligations and file required reports in a timely manner.
4. Record fixed assets with purchase prices greater than $5,000 as capital assets in accounting records.
5. Limit vendor credit accounts to prudent and necessary levels.
6. Obtain multiple bids for items or services costing in excess of $10,000. Selection will be based on cost, service, and other elements of the contract. SFIHSSPA may award the bid to any provider and is not required to accept the lowest cost proposal.
7. The Executive Director, or an appointed representative, is the sole employee of the organization that reports to the Board of Supervisors.

1.2 Conflict-of-Interest

Purpose

The purposes of this Policy are: (a) to preserve the integrity of the decision- making process of San Francisco In-Home Supportive Services Public Authority (SFIHSSPA), (b) to prevent intentional or inadvertent participation in the decision-making process by persons having an actual or apparent conflict of interest, and (c) to promote fairness in the process by which conflicts of interest are disclosed and managed in accordance with federal and state laws.

This Conflict-of-Interest policy (this "Policy") is to protect the interest of the San Francisco In-Home Supportive Services Public Authority when it is contemplating entering into a transaction or arrangement that might benefit the private interest of a director ("Director") or officer ("Officer") of SFIHSSPA, or other specified persons. As a result, all Interested Persons are required to comply with the provisions of this Policy. This Policy is intended to supplement but not replace any applicable California state laws governing organizations such as SFIHSSPA.

Policy

1. **Conflicts of Interest**
    A. Individuals have the right to acquire and retain personal financial interests so long as these obligations and commitments do not interfere with their duties or improperly distort the judgments expected of them. Individuals must avoid circumstances giving rise to potential bias due to conflicting personal or institutional interests and investments not consistent with the individual's performance of SFIHSSPA's business. Where a conflict of interest may arise or has arisen or where it is believed an actual or perceived conflict of interest may exist, individuals should fully disclose the conflict of interest to the officer/executive/manager to whom the individual reports. Individuals should disclose circumstances, investments, interests, or affiliations which could reasonably be expected to:
        1) Create the appearance of personal gain at SFIHSSPA's expense;
        2) Create the appearance of preferential treatment or lack of impartiality;
        3) Impede SFIHSSPA's economy or efficiency;
        4) Result in a loss of independence and objectivity;
        5) Reflect poorly on SFIHSSPA and those who it serves;
        6) Have the effect of diminishing the trust and confidence of the public, the government, our stakeholders, or individuals within SFIHSSPA.
    B. If a conflict of interest is determined to exist, SFIHSSPA may take corrective action necessary according to the circumstances.
    C. Though the responsibility to avoid acting out of conflict of interest applies to all individuals, members of the Board, officers, and key management employees, including the Executive Director (each a "Covered Individual"), have a heightened duty to disclose and to avoid conflicts of interest. In particular, members of the Board have a duty to disclose such conflicts and to avoid participation in certain specific Board transactions.
    D. For purposes of this Policy, a conflict of interest is a financial interest, direct or indirect, in a Business Entity (as defined below). It includes any direct or indirect personal financial interest which has the potential to influence a Covered Individual's perspective

of an existing or potential business transaction, with the potential to adversely affect or conflict with SFIHSSPA's best interests. A conflict of interest includes circumstances in which a Covered Individual directly or indirectly owns property, derives personal income, or has an economic interest in a Business Entity. A conflict of interest includes a position (such as officer, director, employee) held, directly or indirectly, with a Business Entity.

E. A Covered Individual is considered to have a conflict of interest if a family member (as defined below) of such Covered Individual has a financial relationship with a Business Entity which would be considered a conflict of interest if held directly by such Covered Individual. For purposes of this Policy, members of an immediate family include spouse, child, parent, brother, sister, son-in-law, daughter-in-law, father-in law, mother-in- law, brother-in-law, or sister-in-law of a Covered Individual, and step-relatives in the same relationship. Immediate family also includes the domestic partner and a relative of the domestic partner in one of the foregoing relationships.

F. Conflicts of interest may also arise with respect to relationships with Business Entities which enter into, or seek to enter into, business transactions with Company, such as, but not limited to:
    1) suppliers of goods and services;
    2) providers of personal services, such as consultants, accountants, attorneys, or placement services, or firms providing such services;
    3) entities which lease, purchase or sell real or personal property; and
    4) banks or other lending, or savings, or trust institutions.

G. A Business Entity is an entity which has entered into a business transaction with Company, or offers or solicits, or receives an offer or solicitation, with respect to entering into a business transaction with SFIHSSPA. An "Interested Person" is a Covered Individual who has a conflict of interest as defined under this Policy.

H. A Covered Individual is required to disclose, in the manner required by this Policy, any actual or potential conflicts of interest. The obligation to disclose such conflict of interest exists whether or not the Covered Individual has acted on such conflict of interest. Any question as to whether a particular circumstance presents a conflict of interest should be resolved in favor of disclosure. It is the continuing responsibility of Covered Individuals to scrutinize their activities to conform with the requirements of this Policy. Whenever an obligation to disclose a conflict of interest arises under this Policy, the Covered Individual must immediately notify the Executive Director or their designee.

I. The Executive Director or their designee shall promptly prepare, subject to the approval of the Board, a form of a Conflicts of Interest Disclosure Statement, which includes the information necessary to monitor and evaluate potential conflicts of interest under this Policy, which shall be modified from time-to-time as deemed necessary by the Executive Director and the Board. Exemptions from reporting may be created for ownership of stock in certain publicly traded corporations, subject to the ongoing responsibility of Covered Individuals to disclose such ownership interests if a potential conflict of interest arises, and subject to the reporting of such ownership on the Conflicts of Interest Disclosure Statement if the Covered Individual has reason to know such corporation is a Business Entity as defined herein. Upon the occurrence of an event by which a person becomes a Covered Individual, or when leaving such position, he or she shall file an initial Conflicts of Interest Disclosure Statement, within thirty (30) days of such event. All

Covered Individuals under this Policy shall prepare and submit on an annual basis a Conflicts of Interest Disclosure Statement. Covered Individuals must file a Conflicts of Interest Disclosure Statement upon the occurrence of any event requiring disclosure under this Policy, which has not been previously disclosed.

J. At any time, an actual or potential conflict of interest has been identified, whether through the filing of Disclosure Statements, voluntary disclosure by the subject Interested Person, or disclosure by an individual other than the Interested Person, the Executive Director shall perform a review of the circumstances to determine whether an actual or potential conflict of interest exists. If it is determined by the Executive Director that an actual or potential conflict of interest exists, the circumstances of the conflict of interest shall be set forth in a Conflicts of Interest Disclosure Statement signed by the Interested Person, unless properly reported in the most recent Conflicts of Interest Disclosure Statement submitted by the Covered Individual. This procedure shall apply whether or not the Interested Person is a member of the Board. On an annual basis, the Executive Director shall submit a report of conflicts of interest reported by all Covered Individuals in the previous year; such report shall be submitted at the first meeting of the Board conducted after the filing of the annual Conflicts of Interest Disclosure Statement required under paragraph L above, or if not reasonably practicable, the following meeting.

K. In order to preserve the integrity of transactions carried out by the Board, the Board shall perform the following procedures in effecting an action where an Interested Person has a potential conflict of interest, whether or not the Interested Person is a member of the Board:

    1) The conflict of interest must be fully disclosed to the Board prior to consideration of an affected business transaction.
    2) A director designated an Interested Person may be counted in determining the presence of a quorum at a meeting of the Board which authorizes, approves, or ratifies a particular contract or transaction, but the Interested Person may not vote on such contract or transaction.
    3) The Interested Person may, with the approval of the Chair of the Board, participate in discussions regarding the affected business transaction, so long as such Interested Person is excused from the meeting prior to completion of the discussion, and does not return until discussion and voting on the matter have been concluded. If the Interested Person is the Chair of the Board, he or she may not preside over the meeting at any time in which the affected business transaction is under consideration, at which time the meeting shall be conducted as specified under the bylaws as though the Chair of the Board were absent.
    4) Prior to consummating the transaction or any part thereof the Board considers and in good faith determines, after reasonable investigation under the circumstances, that SFIHSSPA could not obtain a more advantageous arrangement with reasonable effort under the circumstances, or SFIHSSPA in fact could not obtain a more advantageous arrangement with reasonable effort under the circumstances; and detailed minutes identifying the circumstances creating the conflict of interest, describing in detail the above findings and conclusions, and recording the vote, are made and duly recorded. In the event the Board determines the transaction does not meet the criteria

set forth above, or the Board determines management is incapable of giving impartial advice, the Board shall appoint an independent committee to investigate whether SFIHSSPA could obtain a more advantageous arrangement than the business transaction under consideration. The results of such an investigation shall be reported to the full Board, which shall take appropriate action to either modify the proposed business transaction to conform with the findings of the committee or enter into a transaction with a party with which there is no conflict of interest.

L. SFIHSSPA relies upon the integrity of each person who under this Policy is a Covered Individual and expects adherence to the obligations as set forth in this Policy. Failure to conform one's conduct to the conditions set forth in this Policy may result in removal from the Board, dismissal from employment or such other actions as may be determined by the Board in its full and final discretion.

2. Confidential Information

Some aspects of SFIHSSPA business, except for those normally found in the public domain, are confidential and involve proprietary information, and are only to be shared with other individuals on a need-to-know basis. Furthermore, SFIHSSPA recognizes the confidentiality of business data, and all individuals shall strive to maintain the confidentiality of confidential information in accordance with legal and ethical standards and each has an obligation to actively protect and safeguard confidential, sensitive, and proprietary information in a manner designed to prevent the unauthorized disclosure of such information. No individual shall misappropriate confidential or proprietary information nor utilize any such information for his or her own personal gain

3. Honest Record-Keeping

It is the policy of SFIHSSPA to disclose its financial condition fully and fairly in compliance with the applicable accounting principles, laws, rules, and regulations and to make full, fair, accurate, timely and understandable disclosure in periodic reports. SFIHSSPA books, records, accounts, and reports must accurately reflect its transactions and conform to all legal and accounting requirements. Therefore, these must be subject to an adequate system of internal controls to ensure the highest degree of integrity. Information on which our accounting records are based is the responsibility of all individuals.

4. San Francisco In-Home Supportive Services Public Authority Assets

All individuals will strive to preserve and protect SFIHSSPA's assets by making prudent and effective use of its resources and properly and accurately reporting its financial condition. SFIHSSPA assets take many forms (*business agreements, equipment, etc.*) and support daily work (*furniture, computers, telephones, etc.*). All SFIHSSPA assets shall be used, and business shall be conducted, in a manner designed to further SFIHSSPA's interest rather than the individual's personal interest.

5. Acknowledgment

It is the responsibility of all individuals to become familiar with and understand this Conflict-of-Interest Policy and seek further explanation and advice concerning the interpretation and requirements of this Policy, and to comply with this Policy. All individuals shall sign a written acknowledgment of receipt of a copy of this Policy and any subsequent changes thereto.

6. Reporting Obligations

Everyone is responsible for promptly reporting to SFIHSSPA any circumstances that such individual believes in good faith may constitute a violation of this Policy. Suspected Policy violations are expected to be reported (*in confidence*) to the individual's supervisor or to the Executive Director (*if he or she is an employee*), to the Chair of the Board (*in the case of the Executive Director or if they are a member of the Board*), or if circumstances dictate, to management at an appropriate level. No retribution against any individual who reports violations of this Policy in good faith will be permitted. However, the reporting of a violation will not excuse the violation itself. SFIHSSPA will investigate any matter which is reported and will take any appropriate corrective action.

7. Violations

Violations of any of the foregoing provisions by any individual may result in appropriate disciplinary action, up to and including the individual's discharge or dismissal from service. Civil charges against the individual may also be filed. Any alleged violations of this Policy may be reviewed by SFIHSSPA's legal counsel and other appropriate Staff members, and they will determine the appropriate action to take.

8. Compliance with Laws and Regulations

Individuals shall comply with all laws and regulations applicable to the conduct of business with governmental bodies, including but not limited to those regarding cost accounting, time charging, national security, lobbying, procurement, and discrimination.

9. Exceptions

No one in SFIHSSPA has the authority to give any order or directive that would violate the principle of strict adherence with the law or with any regulations governing San Francisco In-Home Supportive Services Public Authority activities.

Conflict-of-Interest Disclosure Statement

Note: A potential or actual conflict of interest exists when commitments and obligations are likely to be compromised by the Covered Individual(s)'other material interests, or relationships (especially economic), particularly if those interests or commitments are not disclosed.

Board members, managers, and directors must disclose whether they have any financial interest in, or serve as an officer or director of, any external organization that could be financially impacted by the proposed conditions. They must also disclose any personal, professional, or volunteer affiliations that could present a real or perceived conflict of interest. Individuals with a conflict of interest should avoid condition for screening when possible.

Date: _____

Name: _____

Position: _____

Please describe below any relationships, transactions, positions you hold (volunteer or otherwise), or circumstances that you believe could contribute to a conflict of interest:

_____ I have no conflict of interest to report.

_____ I have the following conflict of interest to report (please specify other nonprofit and for-profit boards you or a family member sit(s) on, any for-profit businesses for which you or a family member are an officer or director, or a majority shareholder, and the name of your employer and any businesses you or a family member own:

1. _____
2. _____
3. _____

I hereby certify that the information set forth above is true and complete to the best of my knowledge.

Signature: _____

Date: _____

1.3 Segregation of Duties

Purpose
Because the segregation of duties is critical to effective internal controls and reduces the risk of erroneous and inappropriate actions, SFIHSSPA shall separate financial duties to the extent no one person in SFIHSSPA has the sole control over the lifespan of a transaction and shall not unilaterally:

- Initiate a transaction
- Approve transactions
- Record Transactions
- Reconcile transactions
- Handle related asset
- Review reports.

Policy
To safeguard the property and reputation of the San Francisco In-Home Supportive Services Public Authority (SFIHSSPA), it is SFIHSSPA's policy to maintain internal controls that provide SFIHSSPA's Governing Body and Executive Director a reasonable assurance SFIHSSPA's assets are safeguarded from loss or improper use.

Additionally, as a recipient of federal funds, SFIHSSPA is required to maintain effective internal controls over federally funded activities, in accordance with CFR 75.303 as such, it is SFIHSSPA's policy that its internal controls be sufficient to meet the guidance of the "Standards of Internal Control in the Federal Government" promulgated by the Controller General of the United States (also referred to as the "GAO Green Book")

Procedure
SFIHSSPA's internal controls include, but are not limited to:

1. Separation of duties with respect to accounting functions such as posting and disbursements, postings and receipts, the bank reconciliation process and activities involving cash.
2. Monthly reconciliation of SFIHSSPA's bank accounts against SFIHSSPA's general ledger.
3. Accounting personnel duties shall be reasonably fixed as to responsibility outlined in appropriate job descriptions.
4. All resolutions passed by the Governing Body shall be acted upon by the office of the Executive Director.
5. All journal entries are to be supported by documentation maintained in the general ledger.
6. All Governing Body minutes shall be reviewed in final form and properly approved by the Governing Body at subsequent meetings.
7. All employees shall be encouraged to take regular vacations. The work of persons on vacation shall be performed by someone else during their absence, when possible.
8. The Governing Body shall be given reasonably full and complete information relating to the operations of SFIHSSPA.
9. The Bookkeeper is not authorized to sign checks.
10. There shall be an outside audit conducted by an outside Certified Public Accountant (CPA) approved by the Governing Body.

11. Neither the Executive Director nor any SFIHSSPA manager shall approve their own personal expense reports or sign checks payable to themselves.

San Francisco In-Home Supportive Services Public Authority's Director of Finance and Administration shall annually review SFIHSSPA's system of internal controls and supporting policies to consider whether such controls and policies are:

1. Sufficient to safeguard SFIHSSPA's assets and,
2. Implementation in such a manner as to ensure and enable efficient operation of SFIHSSPA.
3. The Executive Director is authorized to alter the internal controls as necessary from time to time and shall report significant changes to the Governing Body.

1.4 Physical Security

Policy

Access to the SFIHSSPA financial systems is limited to authorized personnel. Protection devices restrict unauthorized personnel from obtaining direct access to physical assets or indirect access through accounting records, which could be used to misappropriate assets. A combination safe is used to prevent access to check stock and other accounting forms.

Administrative controls are designed to promote operational efficiency, effectiveness, and adherence to SFIHSSPA policies and procedures. Management at all levels of SFIHSSPA is responsible for designing and maintaining an adequate system of internal control.

The Director of Finance and Administration is responsible for planning and managing SFIHSSPA's financial affairs within the authority granted by the Executive Director.

Procedure

1. Employees without prior authorization are prohibited from remaining on SFIHSSPA premises or making use of Company facilities while not on duty. Employees are expressly prohibited from using Company facilities for personal use.
2. With the exception the One Stop, guests shall not be allowed beyond the reception desk unaccompanied by an employee.
3. The Bookkeeper will assure their work area is kept secure at all times. Sensitive financial documents will not be left unattended. The Bookkeeper’s files will be locked when not in use.
4. Banking documents will be kept in a locked and secure file cabinet and only the necessary staff have access. Access will be authorized by the Director of Finance and Administration.
5. The Executive Director or their designee may retain back-up keys to secure areas.
6. Lost or stolen keys must be reported immediately to management.
7. Financial documents may not leave offices of SFIHSSPA without authorization.
8. An inventory of physical assets greater than $5,000 will be maintained and records will include: date of purchase or receipt, valuation, and date of valuation.

1.5 Document Retention

Purpose

This document outlines the policy and procedures governing the retention and destruction of SFIHSSPA documents and records.

Policy

SFIHSSPA will retain documents in accordance with all funding requirements.

Procedure

1. At least once a year, SFIHSSPA Directors will coordinate with the Director of Finance and Administration to identify documents to be imaged for retention or retained in original form.
2. Destruction of original documents may commence according to the retention policy, or when original documents are imaged for retention.
3. Data backup is done daily to assure the data is secure and will not be lost in the event of a computer failure.
4. The Director of Finance and Administration in conjunction with the Deputy Director of Programs will coordinate secure offsite document storage when appropriate.

Retention Plan

Accounting Records	Retention Period	Responsible Party
Accounts payable	7 years	Director of Finance
Accounts receivable	7 years	Director of Finance
Audit Reports	Permanent	Director of Finance
Chart of accounts	Permanent	Director of Finance
Depreciation schedules	Permanent	Director of Finance
Expense records	7 years	Director of Finance
Financial statements (annual)	Permanent	Director of Finance
Fixed asset purchases	Permanent	Director of Finance
General Ledger	Permanent	Director of Finance
Inventory records	7 years	Director of Finance

Bank Records	Retention Period	Responsible Party
Bank reconciliations	7 years	Director of Finance
Bank statements	7 years	Director of Finance
Canceled checks	7 years	Director of Finance
Electronic payment records	7 years	Director of Finance

Corporate Records	Retention Period	Responsible Party
Governing Body minutes	Permanent	Executive Assistant
Bylaws	Permanent	Executive Assistant
Business licenses	Permanent	Director of Finance
Contracts - major	Permanent	Director of Finance
Contracts - minor	Life + 4 years	Director of Finance
Consultant agreements	Life + 4 years	Director of Finance
Insurance policies	Life + 3 years	Director of Finance
Leases/mortgages	Permanent	Director of Finance
Benefit plans	Permanent	HR Generalist
Employee files (ex-EEs)	7 years	HR Generalist
Employment applications	3 years	HR Generalist
Employment taxes	7 years	Director of Finance
Payroll records	7 years	Director of Finance
401k plans	Permanent	HR Generalist
Leasehold improvements	Permanent	Director of Finance

2.0 Accounting Procedures

This section covers basic accounting procedures for SFIHSSPA. The accounting procedures used by SFIHSSPA shall conform to Generally Accepted Accounting Principles (GAAP) to ensure accuracy of information and compliance with external standards. The financial records of SFIHSSPA are maintained on QuickBooks, using the accrual basis of accounting. Access to the accounting system is controlled to maintain the reliability and integrity of the data. Security is set by the Director of Finance and Administration to allow different levels of access.

2.1 Basis of Accounting

Policy

The organization uses the accrual basis of accounting. The accrual basis is the method of accounting whereby revenue and expenses are identified with specific periods of time, such as a month or year, and are recorded as incurred. This method of recording revenue and expenses is without regard to date of receipt or payment of cash. SFIHSS adopted a fiscal year which begins July 1 and ends June 30 of each year.

Procedures

1. Throughout the fiscal year, expenses are accrued into the month in which they are incurred. The books are closed no later than the 30th day after the end of the month.
2. At the close of the fiscal year, this rule is not enforced. All expenses that should be accrued into the prior fiscal year, are so accrued, in order to ensure year-end financial statements, reflect all expenses incurred during the fiscal year. Year-end books are closed no later than 90 days after the end of the fiscal year.
3. Revenue is always recorded in the month in which it was earned.

2.2 Journal Entries

Purpose

To ensure SFIHSSPA maintains the appropriate records for the accurate and timely preparation of financial statements.

Policy

SFIHSSPA maintains the following accounting records:

1. Accounts payable register
2. Cash receipts ledger
3. Payroll register
4. General ledger
5. General journal

Procedures

Accounts Payable Register
All cash disbursements initially are entered in the accounts payable register upon receipt of the vendor invoice. The expenditures are charged to the appropriate expense or asset accounts. This register is a separate module within organization's computerized accounting software.

Receipts Journal
Payments received are posted individually, and receipts may be summarized for the month. Descriptions are provided in the receipts journal to identify the type of revenue received (grant, contract, other). Receipts are posted monthly to the accounting system.

Payroll Journal
The payroll register is obtained from the payroll system. The monthly payroll entries are obtained from the data in the payroll register. This register is stored in an electronic folder in pay-period order for future reference with the payroll system (Paychex). Pay calculations are reviewed by the Director of Finance and Administration or their designee prior to submitting payroll to the payroll company for processing.

General Journal
General journal entries are created as original entries to recognize transactions, correcting entries or adjusting entries. Each journal entry is prepared on a journal entry spread sheet. All back up associated the journal entry is maintained with the sheet. At month's end, the spreadsheets are kept in the journal entry folder for the given month. All journal entries are reviewed and approved by the Director of Finance.

2.3 Bank Reconciliations

Policy
All bank statements will be opened and reviewed in a timely manner. Bank reconciliation and approval will occur within 30 days of the close of the month.

Procedures
1. Bank Statements are downloaded electronically by the Director of Finance and Administration, who then provides them to the Bookkeeper.
2. The Bookkeeper then reviews and prepares the bank reconciliation through the accounting software.
    a. The Bookkeeper will research and resolve all discrepancies between the Bank Statement and the General Ledger, including creating and entering any necessary journal entries.
    b. The Bookkeeper will research and resolve any checks that are outstanding 45 days or more to prevent the checks becoming stale. This may include contacting the payee and voiding/reissuing checks as necessary.
3. The Director of Finance and Administration will review and approve the bank reconciliation reports by signing and dating the report.
4. The Bookkeeper will save the Bank Statements, Bank Reconciliation Summary Report, and Bank Reconciliation Detail Report in a digital folder, which is sorted by the bank account number by month.

2.4 Monthly Close

Policy
To ensure the effective and efficient management of the accounting department, SFIHSSPA policy requires a monthly closing process be completed through the accounting software program.

Procedure
The timing of the monthly close procedure is established to support compliance to invoicing deadlines established by SFIHSSPA's funders and grantors. Typically, items 1-3 should be performed prior to creating monthly invoices.

1. Review transactions for necessary editing, voiding, or deleting.
2. Record adjustments and general journal entries
    a. The Bookkeeper will maintain a separate record of all General Journal Entries and present these to the Auditor for each annual audit.
    b. Adjustments may be for the following:
        i. To recategorize a transaction from one class to another
        ii. To recategorize a transaction from one account to another
        iii. To allocate prepaid expenses to each month throughout the year
        iv. To record noncash expenses such as depreciation and accrued vacation (quarterly)
3. Adjust for prepaid expenses
4. Perform reconciliations
5. Record income
6. Prepare month end reports for review

2.5 Recordkeeping

Policy

To facilitate the record keeping process for accounting, all ledger accounts are assigned a descriptive account title and account number. The Chart of Accounts is a listing of all the account titles and numbers being used by an organization for recording the accounting transactions.

Procedure

Design of Accounts

1. Accounts have titles and numbers that indicate specific ledger accounts such as Cash in Checking, Furniture, Accounts Payable-Trade, etc.
2. Accounts are arranged in the same sequence in which they appear in the financial statements, that is, asset accounts should be numbered first, followed by liability accounts, owner's equity accounts, revenue accounts and expense accounts as follows:
    - **1000 - Asset Accounts**
    - **2000 - Liability Accounts**
    - **3000 - Owner's Equity Accounts**
    - **4000 - Revenue Accounts**
    - **5000 - Staff Compensation Expenses**
    - **6000 - Program Providers Expense Accounts**
    - **7000 - Operating Expense Accounts**
    - **8000 - Independent Provider Benefits Expense Accounts**
    - **9000 - Depreciation and Fraud Accounts**
3. A sub-division among the balance sheet accounts is also designated by short term to long term, (i.e. current assets precede long term assets and current debt precedes long-term debt accounts).
4. SFIHSSPA utilizes classifications to separate cost centers as requested by funding organizations.
5. Unassigned number sequences should be left open within each group of accounts to provide for additional accounts which may be added later.

3.0 Financial Planning & Reporting

3.1 Budgeting Process

Policy

The organization's annual budget is prepared and approved annually for all departments. The budget is prepared by the Director of Finance and Administration in conjunction with the Deputy Director of Programs. The budget is to be approved by the Executive Director and presented to the Governing Body prior to the start of each fiscal year. The goal is to have the budget approved by the beginning of the fiscal year; however, under extenuating circumstances we will approve the budget before the end of the first quarter.

Procedures:

1. The Director of Finance will work together with the Deputy Director of Programs, and all program managers to ensure the annual budget is an accurate reflection of programmatic and infrastructure goals for the coming year.
2. The Director of Finance will ensure the budget is developed using the organization's standard revenue recognition and cost allocation procedures.
3. The Executive Director, Director of Finance, and the Board Treasurer will present a draft budget to the Governing Body at least 30 days prior to the end of the fiscal year.
4. The Governing Body will review the budget on or before its last meeting prior to the start of the fiscal year.
5. Executive Director approval of the budget is considered authorization to spend in accordance with procurement policy.

3.2 Financial Reports

Purpose

As part of funding by the City and County of San Francisco, SFIHSSPA will provide monthly reports on its financial position. In addition, the Governing Body shall provide oversight of SFIHSSPA's financial condition by reviewing reports that adequately show SFIHSSPA's operational and financial status.

Policy

The Director of Finance and Administration will generate reports showing results of operational/financial activities and outcomes and prepare government and other regulatory reports accurately and by due dates. SFIHSSPA prepares regular financial reports monthly. All reports are finalized no later than 45 days after the close of the prior month.

Procedures for Finance Committee and Board:

1. The Director of Finance is responsible for producing the following reports showing the actual monthly activity and year-to-date activity each month:

    a. Statement of Financial Position
    b. Statement of Activities, and
    c. Updated Expense Projections

2. The Executive Director, Director of Finance and Administration, and Governing Body review the financial reports at least quarterly.
3. Annual Audit in Accordance with Government Auditing Standards and Single Audit - Annually, an audit from an independent certified public accounting firm must be conducted. The audit must satisfy the requirements outlined in the Uniform Guidance.
4. The Director of Finance and Administration is responsible for ensuring timely and accurate submission of all required regulatory reporting.

3.3 Annual Audit

Purpose
An audit should examine all financial records to assure all SFIHSSPA records are accurate. An annual audit will reveal any errors and allow for correction before they become too complicated, assisting those who are responsible for financial record keeping in discovering new and better ways of doing their work.

Policy
SFIHSSPA will have an annual, independent audit performed as required by 45 CFR-Part 75 and the OMB SuperCircular, and as directed by the Treasurer of the Governing Board.

Audit
The Annual Independent Audit report consists of audited financial statements, notes, and supplemental schedules. In performing the audit, the independent auditors will review financial information provided by SFIHSSPA and submitted to any governmental or public body and the systems of internal controls regarding finance, accounting, that management has established.

The Annual Independent Audit is an opportunity for the improvement of, and should foster adherence to, the organization's policies, procedures, and practices at all levels.

Responsibilities and Duties

The Treasurer assists the Governing Body in fulfilling its oversight responsibilities by reviewing; the Annual Independent Audit report with the accompanying supplemental schedules and other financial information provided by SFIHSSPA and submitted to any governmental or public body.

Consistent with this function, the Treasurer should encourage continuous improvement of, and should foster adherence to, SFIHSSPA's policies, procedures, and practices at all levels.

The Treasurer's primary duties and responsibilities are to:

1. Serve as an independent and objective party to receive updates on the organization's financial reporting process and internal control system.
2. Review and appraise the audit efforts of the organization's independent accountants.
3. Review the performance of the independent accountants and approve any proposed discharge of the independent accountants when circumstances warrant.
4. Provide an open avenue of communication among the independent accountants, financial and senior management, and the Governing Board.
5. Recommend to the Governing Body the selection of the independent accountants, considering independence and effectiveness and approve the fees and other compensation to be paid to the independent accountants.
6. Consider the independent accountants' judgments about the quality and appropriateness of the organization's accounting principles as applied in its financial reporting.
7. Review the organization's annual audit report and any reports or other financial information submitted to any governmental body, or the public, including any certification, report, opinion, or review rendered by the independent accountants.
8. Consider and approve, if appropriate, major changes to the organization's auditing and accounting principles and practices as suggested by the independent accountants, management, or the internal auditing department.

9. Following completion of the annual audit, review the independent accountants report of any significant difficulties encountered during the audit, including any restrictions on the scope of work or access to required information.
10. Review any significant disagreement among staff and the independent accountants or in connection with the preparation of the financial statements.
11. Review with the independent accountants the extent to which changes or improvements in financial or accounting practices have been implemented.
12. Review, with the organization's counsel, any legal matter that could have a significant impact on the organization's financial statements.

The audit will be performed in accordance with the American Institute of Certified Public Accountants Guidelines and the requirements of the OMB SuperCircular.

The SFIHSSPA will issue an Engagement Letter for each annual audit, requiring the following:

1. A Federal Financial Report (FFR - form SF-425 - long form) will be prepared for each federal program requiring same.
2. Audits will follow the "Guidelines for Audits of Federal Awards to Nonprofit Organizations."
3. A reconciliation of the audit report and the FFR will be prepared.
4. The AICPA standards for the audit and the components of the audit report will be followed.
5. SFIHSSPA will endeavor to receive an unqualified opinion on the audit.
6. All appropriate financial and management records will be made available to the auditors, as well as all necessary disclosures.
7. A Management Letter to Governing Body will be prepared by the auditors with each audit.

The Audit Report, Management Letter, and any other pertinent information will be presented to the Governing Body by the audit firm. The Executive Director, or their designee will provide a corrective action plan for any deficiencies identified in the audit report. The audit report and accompanying documents will be filed with the appropriate Federal, State, and Local agencies, as required.

3.4 Tax Compliance

Policy
SFIHSSPA will abide by all tax laws and regulations and will implement procedures to ensure compliance. SFIHSSPA is a public entity established pursuant to Section 12301.6 of the State's Welfare and Institutions Code and is further subject to the provisions of Ordinance No. 185-95 and related resolutions of the Board of Supervisors of San Francisco City and County. As a public entity defined by Internal Revenue Code Section 115, SF IHSS PA is exempt from federal and state income taxes.

Procedures

Annual 1099 Distribution
The IRS 1099 Forms are a group of tax forms that document payments made by an individual or a business that have received payment throughout the calendar year for services. In addition, form 1099-MISC is used by business payers to report certain types of miscellaneous compensation, such as rents, prizes, and awards, healthcare payments, and payments to an attorney to the IRS and to the recipients of those payments. Recipients are required to report the payments as income on their tax returns.

1. Using the electronic accounting system, the bookkeeper prepares 1099s for both the vendors and the IRS at the end of the calendar year upon the closing of December's books and prints a summary.
2. The 1099s along with a summary report are then reviewed by the Director of Finance and Administration for accuracy.
3. Once approved the summary report is signed off on by the Director of Finance and Administration and returned to the bookkeeper for their records.
4. The Bookkeeper then mails all 1099s to the vendors and the IRS prior to January 30th.

Tax Form 941 Employer's Quarterly Federal Tax Return
1. SFIHSSPA's Form 941 is submitted quarterly by the SFIHSSPA third-party payroll service provider, Paychex, based on the previous three months of payroll activity.
2. It is audited by the bookkeeper at the end of each quarter against the electronic accounting system in the following months: Q1-April, Q2-July, Q3-October, and Q4-January.
3. All material discrepancies are reported and addressed in the following quarter.

Tax Form 5500 Submission
Between December 31st and July 30th, the Director of Finance and Administration must submit the Annual Employee Benefits Plan form 5500.

1. The SFIHSSPA's retirement program is administered through our third-party payroll service provider, Paychex. Paychex annually notifies the Executive Director, the HR Generalist and the Director of Finance and Administration when payroll retirement information is ready for review.
2. The Director of Finance and Administration reviews the information for accuracy and completeness.
3. Once complete the document is submitted both electronically and mail by the Director of Finance and Administration.
4. An electronic copy is kept on file in the Finance folder.

4.0 Revenue & Accounts Receivable

4.1 Invoice Preparation

Purpose

SFIHSSPA will maintain a healthy cash flow based on executed contract guidelines.

Policy

SFIHSSPA will invoice funding organizations monthly unless otherwise contract. Withing 15 days of the close of the previous fiscal month SFIHSSPA will submit an accurate invoice to funding organizations.

Procedure

1. Upon Fiscal close, the Director of Finance and Administration will prepare all invoices to contracting and granting organizations, based upon the General Ledger.
2. Only authorized expenses will be charged to corresponding funding organizations based upon signed contract language.
3. SFIHSSPA will provide any requested supporting documentation to funding organization.
4. Upon submission, an invoice summary stating the amount and period of service will be given to the bookkeeper and entered into the accounting system.

4.2 Revenue Recognition

Policy

SFIHSSPA will utilize an accrual-based accounting system in accordance with GAAP when recognizing revenue.

Procedure

Invoiced Revenue

1. Once invoices are generated and sent to granting organization, SFIHSSPA creates a journal entry to credit the revenue account and debits accounts receivable in the accounting system.
2. When funds are received, SFIHSSPA debits the cash account and credit the accounts receivable account, in the accounting system. The cash then follows the procedure addressed in section 4.3

Advances and Deferred Revenue

1. When SFIHSSPA receives funds for work yet to be performed based on a signed contractual agreement, it is recorded in the ledger as Deferred Revenue on the financial statements.
2. As the work is performed or expenses are incurred for the grant based on the budget, the liability account is adjusted in accordance with GAAP.
3. If near the end of a deferred contract term, a remaining balance is projected, SFIHSSPA will communicate with the funding organization and determine the appropriate agreed upon next step.

4.3 Cash Receipts and Deposits

Policy
It is the policy of SFIHSSPA to manage the receipts of cash received by SFIHSSPA to ensure all cash is deposited to the proper bank accounts promptly.

Procedures:
1. Mail is to be opened promptly, date stamped and distributed by the Receptionist.
2. The Director of Finance and Administration will restrictively endorse the back of any checks received.
3. The Director of Finance and Administration secures checks and cash when not in their possession.
4. The Director of Finance and Administration prepares the Deposit Summary Report and copies each check with stubs. Documentation for receipts (letter, stubs, etc.) are scanned with checks and are saved to the deposit folder on the shared drive.
5. The Bookkeeper posts receipts of accounts receivable or non-AR payment in QuickBooks.
6. The Director of Finance and Administration takes the deposit items (cash and checks) to the bank.
7. Funds awaiting bank deposit are kept in a locked safe with access limited to staff designated by the Executive Director.
    a. Director of Finance and Administration
    b. Deputy Director
8. At the end of the month, the Bookkeeper reconciles the receipt books, Deposit Summary Reports, deposit slips, and bank statements to verify that all funds received for the month have been deposited. The Director of Finance and Administration or other designee will review and approve this reconciliation.

5.0 Expenses, Accounts Payable and Disbursements

The Public Authority is required by applicable federal, state, and local laws to keep accurate records of hours worked by certain employees. To ensure that the Agency has complete and accurate time records and that employees are paid for all hours worked, nonexempt employees are required to record all working time using the agency timekeeping application and Exempt employees are required to track used leave using the agency timekeeping application.

5.1 Time Sheet Preparation & Approval

Policy
It is the policy of the Public Authority that all staff complete an electronic timecard indicating all hours to be paid for each pay period. SFIHSSPA uses a third-party payroll system that is accessed online. Each employee is given an individual account and password. Password information should never be shared. Payroll periods are from the 1st of the Month to the 15th and from the 16th to the end of the month. Pay days are on 25th and the 10th of the following month.

Nonexempt employee must accurately record all time to ensure they are paid for all hours worked and must follow established agency procedures for recording hours worked. Time must be recorded as follows:

- Immediately before starting a shift.
- Immediately after finishing work, before a meal period.
- Immediately before resuming work, after your meal period.
- Immediately after finishing work.
- Immediately before and after any other time away from work.

Process

Non-Exempt Employees

Regular Staff

1. On the last day of the pay period, employees will review their timecards and alert supervisors to any needed changes and why
2. Supervisors will access time records for their employees to confirm and provide final approvals of PTO, correct missed punches, etc. on the 1st of the month and 16th of the month.
3. In the case that either 1st of the month or the 16th of the month falling on a weekend or holiday, Supervisors and Managers will access time records on the first following workday.
4. (HR Generalist pulls Hours Summary Report for the previous month for 1st pay period of the month for Mentors for cell phone stipend.)
5. BUPS Manager and Mentorship Manager provide spreadsheets to HR Generalist for payroll processing.
6. HR completes calculations from spreadsheets, verifies timecards and enters all PTO on PA spread sheet, calculates all After Hours Reports for Registry Counselors and enters hours on PA spreadsheet for input.
7. HR Generalist inputs all hours and travel stipends, travel time, (PTO Cash Outs, and cell phone stipends for 1st pay period of the month) for OCP's and Mentors.
8. HR Generalist verifies that all information is accurate.
9. HR Generalist submits to Director of Finance and Administration for review and approval.
10. HR Generalist will receive approval from Director of Finance and Administration and submit payroll a minimum of 2 days before pay day by 2pm.
11. If the Director of Finance and Administration locates a problem, the HR Generalist corrects the problem and resubmits it to the DOFA for approval.
12. For those who elect to do direct deposits, funds will transfer on or before the 25th and the 10th.
13. Paychecks will be mailed out the same day as payroll submission from the Paychex facility.

Program Employees

Back Up Providers

Back Up Providers (BUPSs) are paid hourly for the time physically worked. The hourly rate is defined in the offer letter at the time of hire. Providers who provide services at homeless shelters or perform tasks requiring work in hazardous conditions (hoarding, infestations, heavy cleaning, etc.) will be paid at a premium Hazard pay rate. Providers will receive additional pay for each shift worked on transportation costs.

BUPS Travel Time Reimbursement

Back Up Providers are compensated for one (1) hour base pay when traveling from one client's home to another on the same day of service within the next two hours. The travel time compensation is automatically generated by our database, as it captures services provided within the timeframe mentioned above.

Mentorship Program Workers

Mentors are paid hourly based on physical time worked and use the Paychex system to clock in and out for their shifts and breaks. Supervisors may correct clock in/outs in Paychex based on employee's request. At the end of the pay period, Supervisors review electronic timesheets for accuracy and work with Mentor to correct any errors. The supervisor then notifies the Program Manager that payroll is ready for their review. The Program Manager reviews the time punches in Paychex and then sends the combined mentorship time sheets for the pay period to the HR Generalist noting their approval.

5.2 Payroll Additions, Deletions, and Changes

Policy
It is the policy of Public Authority to utilize the Personnel Notice of Action (PNOA) Form for changes related to personnel, payroll, and employment status.

Procedures

1. Upon the determination to promote, or modify pay or benefits, staff shall utilize the Personnel Notice of Action (PNOA) Form to document and communicate each change.
2. HR Generalist shall mark any changes and notate any specifics (i.e. amount of pay increase) on the Personnel Notice of Action (PNOA) Form.
3. The Personnel Notice of Action (PNOA) Form shall be signed by the Program Manager who is recommending the action, Executive Director, Deputy Director, Director of Finance and Administration, and HR Generalist for approval. Whenever feasible, the employee will also sign an acknowledgement of the action.
4. Once approved, the Personnel Notice of Action (PNOA) Form will be presented to the HR Generalist for payroll modification.
5. Once changes are made in the payroll system, the form will be filed in the staff member's personnel file.
6. The bookkeeper will receive a timely notification from the HR Generalist concerning any changes to an employee's pay status prior to the end of the pay period.

5.3 Payroll Preparation & Approval

Policy
It is SFIHSSPA's policy that each payroll be approved by the Director of Finance and Administration prior to submission.

Procedures:

1. The HR Generalist or Bookkeeper will prepare payroll with sufficient time for the Director of Finance and Administration review and approval in the accordance with the timeframes specified by the payroll company to ensure direct deposits occur on the designated pay dates.
2. The HR Generalist or Bookkeeper will present the completed preparation to the Director of Finance and Administration for their approval.
3. The Director of Finance and Administration will indicate their approval of the prepared payroll by Signing the payroll documents or email indicating "Approved" and/or submit the approved payroll utilizing the contracted payroll company's online system (Paychex).

5.4 Pay Upon Separation

Policy
It is the policy of the SFIHSSPA to ensure all separated employees are paid within the timeframes described by Fair Labor Law and such payroll is documented accordingly.

I. Employees who are terminated by SFIHSSPA will receive final pay upon separation.

II. Employees who resign providing at least 72 hours prior notice will receive their final pay upon separation.

III. An employee who resigns but does not provide notice will receive final pay within 72 hours.

Procedures

1. The Department Manager will notify the HR Generalist via verbal or written notification.
2. The HR Generalist will determine the number of hours that will be worked during the current pay period prior to the separation date/time and will complete Final-Check Calculation Sheet.
3. The HR Generalist will submit Final-Check Calculation Sheet to the Director of Finance and Administration for their approval.
4. The Director of Finance and Administration will then provide approval to the HR Generalist who will request a final paycheck for employee for the time worked during that pay period and a separate check for payout of any eligible accrued leave.
5. The HR Generalist will complete separation paperwork to be presented at the time of the employee's separation and will include final paychecks.
6. All relevant separation paperwork will be kept in employee's personnel file.

5.5 401k Deferred Compensation

Policy

As of January 1, 2024, SFIHSSPA has a Safe Harbor 401k. SFIHSSPA is funding all employees 401(k) deferred income plans at a rate of 3% of their earned salary without vesting or requiring matching contributions. A 401(k) deferred income plan is a savings account that employees may contribute to pre-tax. By deferring income to a 401(k) saving an employee may decrease their current tax obligations and choose to withdraw funds later in life when their income levels and tax rates may be lower. While there is no guarantee, investing these funds before retirement will hopefully increase the retirement fund's overall value later. The term deferred income refers to the pre-tax element of this income meaning it will not be taxed until the funds are withdrawn.

Procedures

1. Retirement accounts are maintained through SFIHSSPA's third party payroll service Paychex.
2. During employee onboarding new hires are shown how to access their accounts through the Paychex web portal.
3. The contributed amount will be deposited into the employee's retirement account every payday and will be visible on the employee's paystub and through the Paychex web portal.
4. A report on their investments and account balance will be mailed out to employees quarterly.

5.6 Purchases and Procurement

Purpose

To ensure that SFIHSSPA has a system of purchasing that establishes control of organizational spending and follows federal, state and local guidelines related to procurement of goods and services.

Policy

SFIHSSPA purchases necessary equipment, supplies, and services that are the best quality, at a reasonable cost, and with timely delivery considerations. SFIHSSPA's policy complies with applicable federal, state and local regulations, and SFIHSSPA's Conflict of Interest Policy.

SFIHSSPA's contractual agreements including, but not limited to, affiliation agreements, Memoranda of Understanding, and Memoranda of Agreement protect the organization and have no limitation of SFIHSSPA's authority and ability to satisfy federal granting requirements.

Procedure

PROCUREMENT

1. Purchasing or leasing of most equipment, supplies and services is performed by the Director of Finance and Administration or their designee through a system that tracks purchase requests and approvals. The Director of Finance and Administration or their designee may pre-qualify vendors providing equipment, supplies and services by screening them against the names on the Office of the Inspector General's (OIG) List of Excluded Individuals and Entities, and the General Services Administration's (GSA) Excluded Parties List System. Entities on this list or any other government exclusion list will not qualify as a SFIHSSPA vendor.
2. SFIHSSPA will make a reasonable effort to award contracts only to responsible contractors possessing the ability to perform successfully under the terms and conditions of a proposed procurement. Consideration will be given to such matters as contractor's integrity, compliance with public policy, record of past performance, and financial and technical resources.
3. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statement of work, or invitations for bids or requests for proposals that are used by SFIHSSPA in selecting the vendor for a given project must be excluded from competing for said project.
4. When contracting for architectural and engineering services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified bid candidates, given the nature and size of the project, to compete for the contract.
5. All solicitations for procurement must incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. SFIHSSPA will identify all requirements which the offerors must fulfill and all other factors to be used in evaluating bids or proposals.

6. All requests for purchases must come from either a Department Manager or the Executive Director. The Executive Director or their designee must approval all requests.
7. Invoices will be paid only when purchased goods or services have been received and approved unless otherwise contracted.
8. Deviations from any purchasing procedures must be authorized by the Executive Director.

Micro-purchases

Purchases up to $10,000 do not require quotes.

Small Purchases

1. Purchases above $10,000 to $250,000 require at least 2 quotes. Quotes can be informal; however, they will be documented, and records maintained.
2. Price does not need to be the deciding factor and all quotes need to be kept in the procurement records.

Sealed Bids

1. Purchases above $250,000 require sealed bids and the following conditions must be present:
    a. A complete, adequate, and realistic specification or purchase description is available;
    b. Two or more responsible bidders are willing and able to compete effectively for the business;
    c. The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price.
2. If sealed bids are used, the following requirements must apply:
    a. Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time.
    b. The invitation for bids, must define the items or services in order for bidders to properly respond.
    c. All bids will be opened at the time and place prescribed in the invitation for bids.
    d. A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder.
    e. Any or all bids may be rejected if there is a sound documented reason.

Competitive Proposals

Procurement by competitive proposals -threshold is greater than $250,000

1. They must be publicized.
2. They must be solicited from an adequate number of qualified sources.
3. They must have a written method for conducting technical evaluations of the proposals and selecting.
4. Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered.

Sole-source or non-competitive proposals

Procurement by noncompetitive proposals:

1. May be used when the item is available from a single source.

2. The public exigency or emergency will not permit a delay resulting from competitive solicitation.
3. After solicitation of a number of sources for bids the competition is determined inadequate.
4. Justification of the use of noncompetitive proposal must be documented.
5. Any research on availability from multiple sources must be documented.
6. Documentation of authorization must be retained from the Director Finance.
7. Any initial solicitations from multiple sources which are concluded to be inadequate, and such reasoning, must be documented.

Contracting with small and minority businesses, local businesses, women's enterprises and labor surplus area firms

SFIHSSPA will take all necessary affirmative steps to assure minority businesses, local businesses, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps include:

1. Placing qualified small and minority businesses, local businesses, and women's business enterprises on solicitations lists;
2. Assuring small and minority businesses, local businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, local businesses, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permit, which encourage participation by small and minority businesses, local businesses, and women's business enterprises;
5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Federal, State and Local Grants and Contracts

1. Expenditures made under grants and contracts must comply with all of the requirements of the grant or contract agency. Federal grants and contracts require compliance with federal procurement regulations in 45 CFR Part 75, Office of Management Budget (OMB), the SuperCircular and the U.S. Department of Labor's Office of Federal
2. Contract Compliance civil right regulations. State grants and contracts require compliance with restrictions on lobbying, conflicts of interest, gifts to state officers, and campaign contributions. Grant managers should familiarize themselves with these requirements in advance of any proposed expenditures.
3. All items purchased under grants and contracts are under the ownership or stewardship of SFIHSSPA, which delegates the responsibility for the care and operation of the equipment to the grant manager.

Emergency Procurements

1. Whenever following these procurement policies and procedures, and taking the time to obtain the required quotations or bids would endanger anyone'slife or health, degrade personal or company security, threaten structural integrity, jeopardize property, or severely limit

SFIHSSPA operations, employees are authorized to act without delay on their own personal judgment, as they see fit, in the best interests of SFIHSSPA.
2. Employees must consult with their supervisor, and the Director of Finance or the CEO, and/or other appropriate directors of SFIHSSPA, as the specific situation warrants. A memorandum of explanation, outlining the actions taken, and the reasons should be sent to the CEO and the Director of Finance as soon as is possible following the emergency.

Certificates of Liability Insurance

1. To protect SFIHSSPA from liability in the event of an accident, SFIHSSPA will obtain certificates of liability insurance in advance from vendors or contractors who come onto SFIHSSPA property to perform labor.
2. Coverage requirements will be included on RFPs and RFQs for construction or other services if required.
3. The Director of Finance maintains a system for obtaining the certificates and advising the vendor if certificates of insurance must be renewed. Certificates must be received before work at a SFIHSSPA site can start and must remain in effect continuously for as long as the vendor has personnel coming onto SFIHSSPA property.

RESTRICTIONS ON THE USES OF FEDERAL GRANTFUNDS

The fiscal year 2018 Consolidated Appropriations Act (Public Law 115-141) includes provisions that restrict grantees from using their federal grant funds to support certain defines activities. These limitations are commonly referred to as the "Legislative Mandates." SFIHSSPA is committed to high standards and compliance with all applicable laws and regulations, including:

Salary Limitations

SFIHSSPA shall not use federal grant funds to pay the salary of an individual at a rate in excess of Executive Level 11.

Gun Control

SFIHSSPA shall not use federal grant funds to advocate or promote gun control.

Anti-Lobbying

1. SFIHSSPA shall not use federal grant funds, other than for normal and recognized executive legislative relationships, for the following:
    a. Publicity or propaganda purposes;
    b. Preparation, distribution, or use of any kit, pamphlet, booklet, publication, electronic communication, radio, television, or video presentation designed to support of defeat the enactment of legislation before the Congress or any State or local legislature itself, or designed to support or defeat any proposed or pending regulation, administrative action, or order issued by the executive branch of any State or local government, except in presentation to the executive branch of any State or local government itself.
2. SFIHSSPA shall not use federal grant funds to pay the salary or expenses of any employee or agent of SFIHSSPA for activities designed to influence the enactment of legislation, appropriations, regulation, administrative action, or Executive order proposed or pending

before the Congress or any State government, State legislature or local legislature or legislative body, other than for normal and recognized executive- legislative relationships or participation by an agency or officer of a State, local or tribal government in policymaking and administrative processes within the executive branch of that government.

The prohibitions in subsections A and B include any activity to advocate or promote any proposed, pending or future Federal, State or local tax increase, or any proposed, pending, or future requirement or restriction on any legal consumer product, including its sale or marketing, including but not limited to the advocacy or promotion of gun control.

Restrictions on Abortions, and Exceptions to these Restrictions

SFIHSSPA shall not use federal grant funds for any abortion or for health benefits coverage that includes coverage of abortion. These restrictions shall not apply to abortions (or coverage of abortions) that fall within the Hyde amendment exceptions.

Ban on Funding of Human Embryo Research

SFIHSSPA shall not use federal grant funds for (i) the creation of human embryos for research purposes; or (ii) research in which a human embryo or embryos are destroyed, discarded, or knowingly subjected to risk of injury or death greater than that allowed for research on fetuses in utero under 45 CFR 46.204(b) and section 498(b) of the Public Health Service Act (42 U.S.C. 289g(b)).

Limitation on Use of Grant Funds for Promotion of Legalization of Controlled Substances

SFIHSSPA shall not use federal grant funds to promote the legalization of any drug or other substance included in schedule I of the schedules of controlled substances established under section 202 of the Controlled Substances Act.

Restriction on Distribution of Sterile Needles

SFIHSSPA shall not use federal grant funds to distribute sterile needles or syringes for the hypodermic injection of any illegal drug.

Restriction of Pornography on Computer Networks

SFIHSSPA shall not use federal grant funds to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography.

Restriction on Funding ACORN

SFIHSSPA shall not provide any federal grant funds to the Association of Community Organizations for Reform Now ("ACORN"), or any of its affiliates, subsidiaries, allied organizations, or successors.

Confidentiality Agreements

SFIHSSPA shall not require its employees or contractors seeking to report fraud, waste, or abuse to sign internal confidentiality agreements or statements prohibiting or otherwise restricting such employees or contractors from lawfully reporting such waste, fraud, or abuse to a designated investigative or law enforcement representative of a Federal department or agency authorized to receive such information. Federal funds appropriated or otherwise made available for a contract, grant, or cooperative agreement may not be used if SFIHSSPA requires said internal confidentiality agreement.

Trafficking

SFIHSSPA will abide by the requirements of Section 106 (g) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C.7104).

Acknowledgement of Federal Funding

When issuing statements, press releases, requests for proposals, bid solicitations and other documents describing projects or programs funded in whole or in part with federal money, SFIHSSPA shall clearly state:

1. The percentage of the total costs of the program or project which will be financed with Federal money;
2. The dollar amount of Federal funds for the project or program; and
3. Percentage and dollar amount of the total costs of the project or program that will be financed by nongovernmental sources.

SOLE SOURCE REQUEST FORM

SFIHSSPA policy requires that competitive bids be obtained from at least two (2) qualified vendors, when available, for all orders totaling $10,000 or more. Any deviation from this policy requires written justification. If you believe there is justification to request, in lieu of competitive bidding, a specific product brand name, a specific manufacturer, of a product or service, you must complete this form and send it to the Director of Finance and Administration for review and approval. Your evaluation of the product and/or supplier, and their relevance to your work, must be detailed in the explanation section.

Vendor: _____

Service or Item Description: _____

REASON FOR SOLE SOURCE REQUEST:

____ Only known product/service of its kind.

____ Only known supplier of the product/service.

____ Grant Award specific vendor is identified as a requirement of the sponsored project award.

____ OTHER _____

CHECK ALL THAT APPLY (EXPLAIN REASONS BELOW):

____Uniqueness of a product (explain your work requirements and the relevance).

____Critically important features (detail the features and comparable items).

____Continuity of existing work

____Repairs, replacement parts, or technical service available only from manufacturer or distributor

____Compatibility with existing equipment

____Other – Explain below List Evidence Provided for Justification

_____

_____

_____

_____

Manager's Signature _____ **Date** _____

Director of Finance Approval Signature _____ **Date** _____

5.7 Independent Contractors

Purpose

To assure there is consistency and review with the selection of vendors and consultants, and to establish controls for the handling of contracts.

Policy

It is the policy of SFIHSSPA to enter into Independent Contractor agreements at the direction of the Executive Director for various services. The Executive Director or their designee will review, advise, and maintain files on all contracts. The review of contracts may involve coordinating with outside legal counsel, as applicable, and there will be assurances that SFIHSSPA follows federal, state, and local laws and regulations as well as requirements of all funding sources related to contractual arrangements.

Procedures

Considerations for contracting for any service include the following:

1. SFIHSSPA must have the resources available to pay for any contractual arrangement.
2. The contracting arrangement must be the most efficient and effective method for achieving the service being provided.
3. The contracting must be consistent with the intent of the terms of any grant, funding source, or other third-party arrangement.
4. Any contractor chosen will be capable of performing the contract in terms of prior experience, current resources and expertise, and other relevant factors.
5. SFIHSSPA must determine internal resources are available to manage the contract.
6. Contract pricing should be reasonable based upon a bidding process or other method determined by the Executive Director.
7. SFIHSSPA will ensure all contracts contain a provision allowing for administrative, contractual, or legal remedies in the instances in which contractors violate or breach contract terms. In addition, all contracts will contain suitable provisions for termination by SFIHSSPA, including the method by which termination will occur and the basis for settlement. Each contract will define the conditions under which the contract may be terminated for default, as well as conditions under which the contract may be terminated because of circumstances beyond the control of SFIHSSPA. (e.g., termination of Federal grant support to the center).
8. All contracting will be conducted in a manner to provide, to the maximum extent practical, open, and free competition. Awards will be made to the bidder whose bid is responsive and advantageous, considering the price and other relevant factors. **See Procurement Policy**
9. SFIHSSPA will ensure any solicitation for goods and services clearly and accurately describes all of the technical requirements for the materials, products, or services to be procured, and does not contain features which unduly restrict competition. Any and all bids may be rejected when it is in SFIHSSPA's interest.
10. SFIHSSPA will ensure the type of contract is appropriate for the particular procurement and for SFIHSSPA's best interests.
11. SFIHSSPA will make every effort to use local small businesses and women and minority-owned businesses as sources of supplies and services.

12. SFIHSSPA will ensure contracts are made only with responsible contractors who have the potential to perform successfully. SFIHSSPA will consider contractor integrity, record of past performance, financial and technical resources and accessibility to other necessary resources.
13. SFIHSSPA will monitor all procurements to ensure contractor performance is in line with the contract requirements.

If SFIHSSPA enters into a construction contract that is federally funded, SFIHSSPA will abide by the following:

1. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246,"Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity ," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
2. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis- Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.
3. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5) unless the State of California regulations are more stringent. If state and federal regulations conflict, Redwood Community Health Coalition will adopt the more stringent standard.
4. Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit

organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

5. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended- Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
6. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)-Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

5.8 A/P Invoice Approval & Processing

Policy

All invoices must be approved by the Program Manager or the Deputy Director of programs of the department for which the expense was incurred. Approved invoices will be paid within 30 days of receipt or by the required due date to avoid any unnecessary fees or charges.

Procedures

1. Mailed invoices and bills will be opened, date stamped, and scanned by the Receptionist.
2. Invoices sent directly to a manager will be forwarded to the Receptionist for date stamping and scanning.
3. Program related expenses will be reviewed by the Program Manager or the Deputy Director of Programs, who will indicate on the invoice "OK to Pay" and indicate the related program to be charged. Approvals are dated.
4. The Director of Finance and Administration will be notified immediately of any unexpected or unauthorized expenses.
5. If the invoice or bill is not a direct program expense, it will be forwarded to the Director of Finance and Administration for review, approval, and coding.
6. The Director of Finance and Administration, or their designee, enters the invoices into QuickBooks as accounts payable.
7. Copies of all invoices paid will be filed electronically and archived in accordance with SFIHSSPA Documentation Retention Policy. Invoices received late and pertaining to a prior closed month are posted in the month received, with a dating notation made on the document.
8. Certain recurring items without invoice, such as monthly rents, are set up as a standing monthly posting.
9. If permitted or required by a grant, a management decision may authorize charging the full cost of certain activities as a single one-time expense, rather than accounting for it as a prepaid expense to be incurred over an extended time frame.

5.9 Cash Disbursements

Policy

It is the policy of SFIHSSPA to ensure disbursements are properly made based on adequate documentation and proper authorization. An accurate and complete accounting of expenses and disbursements shall be recorded in the SFIHSSPA's accounting program, following GAAP.

Procedure

General

1. All disbursements are issued from the checking account, which serves as the general operating account.
2. Withdrawal or transfer from any other bank or investment account will be deposited to the general operating account.
3. All disbursements drawn by check require the signature of an authorized signer.
4. Authorized account signers are (all checks over $5,000 requires two signatures):
    a. Executive Director
    b. Deputy Director
    c. Director of Finance and Administration
5. Signers are prohibited from being the sole signer on checks which they have initiated.
6. Blank checks are secured in a locked safe in the Director of Finance and Administration's office. The Director of Finance and Administration, Deputy Director, and the Executive Director hold the combination to the safe.

Account Payable Disbursement

1. After printing the checks, the Director of Finance and Administration or the Bookkeeper matches each with the source invoice and supporting documentation and prints a check register to give to the authorized check signer(s) for review.
2. The check signer(s) reviews the checks and ensures it agrees with the supporting documentation and signs the checks. Once completed they return checks and supporting documents to the Director of Finance and Administration or their designee to mail checks and file documentation.
3. The Receptionist scans the signed checks and supporting documents and uploads to the server.
4. Employee reimbursements and consultant payments may be distributed directly to the recipients if they are onsite.

Electronic Disbursements

1. The Director of Finance and Administration or Bookkeeper are authorized to set up ACH and wire transfers in the online banking portal in accordance with signed business agreements.
2. The Executive Director or Deputy Director reviews and approves the ACH or wire transfer request for processing in the online banking portal. In Bookkeeper set up transfers, The Director of Finance and Administration could also review and approve.
3. The Bookkeeper records these transactions under their corresponding expense accounts in the general ledger.

5.10 Petty Cash

Policy

The Petty Cash Funds should only be used for making change when receiving cash payments or when payment by check or credit card is impracticable.

Procedures

1. The petty cash custodians, as designated by the Executive Director, will be given petty cash to be kept in a lock box that is kept locked in their desk.
    a. Director of Finance and Administration - $300.00
    b. Operations Manager - $100.00
2. Requests to use petty cash will be submitted by the employee who will be utilizing the funds via a petty cash request form and will include the following:
    a. An itemized list of goods or services to be purchased
    b. A Business purpose (a brief statement of the intended use of funds in relation to SFIHSSPA),
    c. Grant(s) and department(s) to be charged, and
    d. Supervisor's or Director of Finance and Administration's approval.
3. When cash is used a record must be entered in the custodian's petty cash log.
4. Receipts for all purchases are kept in the lock box, attached to the corresponding petty cash request forms until scanned and filed.
5. When cash is low the custodian will submit a check request form signed by their supervisor with a printout or electronic copy of the log and all receipts attached.
    a. A check will be cut in the amount to bring petty cash back to its established limit.
    b. The check written to reimburse the Petty Cash Fund will be recorded in the appropriate expense accounts for the items purchased. The expenditures made through the Petty Cash fund are properly classified by type and grant.
6. When cash is above the established limit, the excess funds and any accompanying receipts will be transferred to the Director of Finance and Administration.
    a. The Director of Finance and Administration will prepare a bank deposit for payments received per established procedures.
    b. The Bookkeeper will record the receipts in the General Ledger as per established procedures.
7. Surprise Counts
        a. The Director of Finance and Administration will perform surprise counts of petty cash boxes periodically.
        b. The Executive Director will perform a surprise count of the Director of Finance and Administration's petty cash box periodically.

5.11 Credit Cards

Purpose
To Establish methods of card approval, control requirements and accounting practices for the purchase of goods and services with a SFIHSSPA credit card.

Policy
SFIHSSPA authorizes credit cards for key staff for the purpose of facilitating business purchases including business travel not easily handled through normal disbursement processing. The cards are for business use only; personal purchases of any type are not allowed. The Cardholder reviews all credit card purchases, and the Executive Director or their designee authorizes all payments. Misuse of credit cards or failure to follow these procedures will lead to restrictions or loss of credit card privileges and/or disciplinary action.

Credit Card Control

1. Requests for credit cards must be approved by the Executive Director.
2. Each card holder is provided instructions when they receive the card designed to ensure that the cards are used for SFIHSSPA business only and to protect against misuse and theft.
3. Credit limits on individual cards is established by the Executive Director.
4. The Director of Finance and Administration will maintain a list of all credit cards issued with the account number, credit limits, card holder name and the declaration of their understanding.
5. Credit cards held by employees who resign or are terminated are canceled immediately by the Executive Director or their designee.
6. The Director of Finance and Administration or the Executive Director and the bank must be notified by the cardholder immediately if a card is lost or stolen.

Cardholder Procedures

1. Standing authorizations for ongoing expenses or established approved budgets are acceptable and do not need additional approval.
2. Cardholders are responsible for logging onto the Credit Card Website reviewing the credit card statement for accuracy and will identify any erroneous charges immediately. Card holder should contact creditor/bank directly with concerns.
3. Itemized receipts must correspond to the monthly statement.
4. Cardholder scans receipts and provides to the Bookkeeper.
5. The Cardholder will prepare a memo describing the transaction for any missing receipts.
6. Failure by the Cardholder in complying with these policies may result in loss of use of the credit card, responsibility for repayment of unauthorized or unverified use, or additional corrective action.

Accounting Procedures

1. The Bookkeeper reconciles the transactions to the statement balance.
2. The Bookkeeper will review monthly statements and attachments and enters transactions into the accounting system.
3. The Bookkeeper may research with either the cardholder or the Director of Finance and Administration as to the clarity or purpose of any purchase and may request additional documentation.
4. The Executive Director will post audit credit card transactions monthly.

Cardholder Approval and Declaration Form
For the Issue of a SFIHSSPA Corporate Credit Card

Name: _____

Title: _____

Date: _____

Cardholder Signature: _____

Approver's Signature: _____

Applicant Acknowledgement and Consent

I acknowledge and accept that a SFIHSSPA Corporate Credit Card is to be issued in my name and that of the San Francisco In-Home Supportive Services Public Authority, to be used by me and subject to the following conditions:

1. The card is to be used only for official SFIHSSPA purchases of goods and services;
2. Transactions on the card are not to exceed the Transaction Limit; and any transactions over my transaction limit will not be split. I acknowledge that splitting a transaction is fraudulent and I may be liable to disciplinary action, criminal prosecution and/or civil prosecution;
3. The card is not to be used for:
    - Personal purchases or mixed business and personal purchases for myself (cardholder) or any other persons or institution. I acknowledge that under State law I may be liable to a fine, a term of imprisonment, or both, if a Corporate Credit Card is used with the intention of obtaining goods or services other than for the SFIHSSPA;
    - Cash withdrawals or purchasing Foreign Currency (including Traveler's Cheques);
    - Purchasing restricted items including but not limited to dangerous goods and hazardous substances, equipment for which an asset addition form would be required or items identified as being portable and attractive;
    - Purchasing Memberships for recreational, sporting, or social use;
    - Internet transactions which are not on secure sites;
    - Travel expenses which are covered by another payment means;
4. I, as the cardholder, am responsible for custody of the card and PIN, and undertake to safeguard it against unauthorized use; my card PIN shall not be disclosed to any other person;
5. All unauthorized use of the card must be reported to the Director of Finance and Administration as soon as possible and the transactions need to be disputed;

6. I, as the cardholder, am responsible for all transactions on my Corporate Credit Card. I am also responsible for ensuring transactions are reconciled within two weeks of the statement date.

Furthermore:

1. I have read SFIHSSPA's Policies and Procedures on Corporate Credit Cards, and I will adhere to it;
2. I confirm that the card must not be used after a notice of termination of employment with SFIHSSPA is given to the cardholder, or is received by the cardholder, or if the cardholder is transferred to duties not requiring use of the card, or if the cardholder is otherwise directed by a senior officer to surrender the card. All transactions must be reconciled prior to my departure from SFIHSSPA or transfer to another area of SFIHSSPA;
3. I acknowledge that regular random audits are undertaken on the cards and their use. In these instances, I will comply with any requirement to produce all transaction documentation and account for the relevance of the expenditure to SFIHSSPA's business;
4. I acknowledge that any misuse of the card or breach of conditions can result in immediate withdrawal of the card facility and may render me as the cardholder liable to disciplinary action, criminal prosecution and/or civil prosecution;
5. In the event that I lose my card, or it is stolen or damaged I will report this as soon as possible by calling Capital One Bank at 1-800-227-4825 and also notify the Director of Finance and Administration;
6. I declare that I am a continuing or fixed term employee of SFIHSSPA. If my employee status at SFIHSSPA changes from continuing/fixed term to casual or unpaid I will return the card immediately to the Director of Finance and Administration.

5.12 Travel and Expense Reimbursement

Policy

SFIHSSPA values the work of our employees and maintains a fair and equitable process for reimbursement of mileage and other approved business expenses. Reimbursement will be made on a monthly basis for approved expenses paid up front by employees in the act of performing their required duties. Any travels and/or expenses funded by grants or contracts must adhere to SFIHSSPA policies as well as comply with the travel regulations, including specific terms and conditions in the grant. All expenses reimbursements, including mileage, must be approved in advance by a supervisor.

Policy Details

Expense Reimbursement Details

1. Original itemized receipts must be submitted showing date, time, amount, payment made, and purpose for the expense.
2. When travel is to a conference and involves multiple different reimbursements, employees will use the Travel Request Form to get advanced approval of expenses.
3. Office supplies should be obtained from the office rather than individually purchased. Exceptions require advanced approval.

Mileage Reimbursement Details

1. SFIHSSPA will reimburse employee mileage at the published Federal Rate.
2. Employees will use the Expense and Mileage Reimbursement form when requesting milage reimbursement (**one form per trip**).
3. Mileage is measured from the SFIHSSPA work site to the meeting location. If the employee travels from home to an offsite meeting at the start the workday, mileage is reimbursed based on whatever distance is shorter--the distance from the employee's house to the meeting or the distance from the employee's designated SFIHSSPA work site to the meeting.
4. Employees will be reimbursed based on any miles incurred related to SFIHSSPA purpose. Miles for personal travel that may be linked to work travel should not be included in the reimbursement request. Reimbursement requests must include a starting address and ending address and purpose for travel.

Procedures

Submissions

1. Expense reimbursement forms are due monthly to supervisors by 1st Monday of each month. Supervisors/Managers should submit to the Director of Finance and Administration by 10th of each month.
2. The Expense and Mileage Reimbursement forms requires signatures from both the employee and their supervisor before submitting.
3. Once approved, SFIHSSPA will issue a check or process the reimbursement through the accounts payable system. Reimbursement checks will be issued to the employee within 15 working days.

Milage Reimbursement Request Form

SFIHSSPA will reimburse employees for work-related travel if approved by their supervising director. It is required that employees first seek acknowledgement from their supervising director that their work travel is appropriate before using their vehicle for company business. In addition, personal vehicles must be insured at the employee's expense at the time of travel. It is assumed that the employee's vehicle is in good working condition. SFIHSSPA assumes no liability for any damage that may occur while engaging in work-related travel. After traveling, this form is to be completed with the number of miles traveled listed below. SFIHSSPA reimburses employees at the published federal rate at the time of travel.

Date of Request _____ Date of Travel _____

Starting location _____

Ending Location _____

Purpose for Travel:

Total Miles Driven _____ X 70 cents = _____ (Please round up to nearest penny)

Employee's Signature: _____ Date_____

Manager's Approval: _____ Date_____

Director of Finance:_____Date_____ COA _____

Reimbursement Request Form

Employee's Signature:_____ Date:_____

Supervisor's Approval Signature: _____ Date:_____

Amount:_____ Name on the check: _____ Dept.: _____

Purpose of Transaction:	**Please affix receipt here or attach to this document**

6.0 Asset Management

6.1 Fixed Assets Policy

Purpose

It is the purpose of this policy to establish the reporting, safeguarding, and control of fixed assets for SFIHSSPA.

Policy

Fixed assets are property and equipment purchased by SFIHSSPA. The threshold for establishing fixed assets, otherwise known as capitalized assets, in the categories of buildings, furniture and equipment and leasehold improvement is $5,000.

This fixed assets/capitalization policy guideline is applied to individual items (or items to be used together as a system) over $5,000. Used equipment is capitalized using the same guidelines as new equipment and is depreciated over the useful life of the asset. New and used equipment are recorded at cost.

Procedure

ASSET CLASSES

Fixed assets should be classified as one of the following categories:

1. **Leasehold Improvements - Leasehold improvements are** expenditures by SFIHSSPA that improve or renovate leased property. Leasehold improvements are amortized over the useful life of the improvement or the term of the lease, whichever is shorter. Repairs and expenditures which do not improve the structure do not qualify as leasehold improvements and are expensed in the period incurred.
2. **Furniture and Equipment** - Furniture and equipment include, for example, office furniture, computers, computer hardware (server, etc.), copiers, medical equipment and telephone equipment. Depreciation is based upon the useful life of the specific item capitalized. Computer equipment is depreciated over five years. Computer software is depreciated over two to three years.

SFIHSSPA maintains property records to account for and safeguard assets and document the calculation of depreciation. SFIHSSPA maintains a fixed assets schedule by description, date purchased, useful life, cost of asset, where located within SFIHSSPA, and the federal reversionary interest. SFIHSSPA uses the straight-line method of depreciation, which is calculated based on cost divided by the useful life in terms of years.

Annual inventory

Every year SFIHSSPA conducts and documents a physical inventory on all fixed assets and reconciles it to the asset listing in the accounting system.

Disposal of Fixed Assets

Any time an asset is due for disposal, it will be written off at book value (cost less accumulated depreciation). Any gain or loss in value is calculated by deducting the book value from any proceeds received. Any gain or loss in value is treated as miscellaneous revenues or expenses.

If the asset disposed of has a federal reversionary interest, recorded using the percentage of federal funds for SFIHSSPA during the year of purchase, then approval must be obtained from HRSA prior to disposition or sale. If the asset sold or disposed of was purchased with state or local funds, approval may need to be obtained from the funding agency.

Calculation of Depreciation

Depreciation of assets is calculated using a straight-line basis over the estimated useful life of the asset. When assets are acquired, depreciation is calculated based on a mid-month convention.

6.2 Operating Reserves

Policy:
The target minimum operating reserve fund for the organization is 1.25 times 1 month of average operating costs less the monthly provider's benefits premium and all other Independent Provider pass-through funds. The calculation of average monthly operating costs does include all recurring, predictable expenses such as salaries and benefits, occupancy, office supplies, travel, program, and ongoing professional services.

Procedure

1. The amount of the operating reserve will be calculated each year by adding the total operating expense from the previous year and subtracting all provider benefits and other direct payments to the providers. Fiscal year 2023-24 example is as follows:

FY22-23 Total Expenses:	*Less Provider Benefits Expenses:*	*Less Fingerprinting Live Scan Per Person Expenses:*	*Less any Net Reserves Expense*	*Annual Total*	*Monthly Total (Divided by 12 Months) Multiplied by 1.25*
+$98.432,668	*-94,043,131*	*-13,432*	*-12,650*	*4,363,475*	*454,528*

2. SFIHSSPA maintains two savings accounts as its reserves that are separate from the operational checking account.
3. Reserve accounts are reconciled monthly by the bookkeeper and reviewed by the Director of Finance and Administration.
4. The reserve savings accounts are managed by the Director of Finance and Administration but can also be accessed by the Deputy Director and the Executive Director.
5. The operating reserve is presently maintained by the accumulation of interest on the accounts.
6. To use the operating reserves, the Executive Director will seek approval from the Governing Body if the amount is over $10,000. If the amount is less than 10,000 the Executive Director may seek approval from the Executive Committee of the Governing Body.
7. As the primary contract holder, The Disability and Aging Services (DAS) is notified of any use of the reserve funds.
8. Reserve accounts are included in the annual fiscal audit.

SFIHSS PUBLIC AUTHORITY

San Francisco IHSS Public Authority
832 Folsom Street, 9th Floor
San Francisco, CA 94107-1123
Phone: 415-243-4477 / Fax: 415-243-4407

San Francisco IHSS Public Authority 2025 Governing Body Schedule

The San Francisco IHSS Public Authority Governing Body meets on the second Tuesday of every odd-numbered month from 1 to 2:30p.m. GB meetings are held at the Salvation Army Building, 832 Folsom Street, 9th Floor, Training Room.

Meetings are also accessible via Computer or Phone. To join virtual meetings please click on the link or call the number below:

https://v.ringcentral.com/join/905048011?pw=6f0666df790806c1201e90189fe6bf4d

Or dial: 1(415) 598-7511 (Meeting ID: 905048011)

Meeting dates in 2025:

- **January 14th**
- **March 11th**
- **May 13th**
- **July 15th**
- **September 9th**
- **November 18th**

If you have any questions about a meeting, please call Executive Assistant Caitlin Wilson at **(415) 593-8117**. Our building is accessible by the #30 and #45 MUNI buses. We are located (on Folsom between 4th and 5th) a few blocks south of the BART Powell Street Station on Market Street.

Please refrain from wearing any scents to in-person meetings.

Item 9

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
Subject:	FW: September 15, 2025 SFAC Civic Design Review Agenda Posted
Date:	Wednesday, September 10, 2025 2:49:00 PM
Attachments:	image001.png

Hello,

Please see below for communication from the San Francisco Arts Commission, submitting an agenda for the September 15, 2025, Civic Design Review meeting.

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 | www.sfbos.org

From: Dhaliwal, Manraj (ART) <manraj.dhaliwal@sfgov.org>
Sent: Wednesday, September 10, 2025 11:53 AM
Subject: September 15, 2025 SFAC Civic Design Review Agenda Posted

Hello,

The agenda for the Monday, September 15, 2025, Civic Design Review meeting has been posted:

Civic Design Review Meeting | San Francisco (sf.gov)

Agenda

Thank you,
Manraj

Manraj Dhaliwal
Commission Secretary
Pronouns: he/him
Email: manraj.dhaliwal@sfgov.org
Phone: 415-252-2247
Mobile: 415-940-1803

San Francisco Arts Commission
401 Van Ness Avenue, Suite 325
San Francisco, CA 94102

www.sfartscommission.org

Newsletter | Flickr | LinkedIn | Facebook | Instagram | TikTok | Twitter | YouTube

The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, personal information such as personal emails, Social Security numbers and phone numbers will be redacted.

MEETING OF THE CIVIC DESIGN REVIEW COMMITTEE

Monday, September 15, 2025

2:00 p.m.

City Hall, Room 416

1 Dr. Carlton B. Goodlett Place

AGENDA

Members of the Committee will attend this meeting in-person at the location listed above.

Members of the public are invited to observe the meeting in-person at the physical meeting location listed or remotely online. Members of the public attending the meeting in-person will have an opportunity to provide up to three minutes of public comment on every agenda item.

Civic Design Review Committee Commissioners: Seth Brenzel, Patrick Carney, Jessica Rothschild, Janine Shiota, Debra Walker.

1. **Call to Order, Roll Call, Agenda Changes, Land Acknowledgment**

    - Call to order
    - Roll call / Confirmation of quorum.
    - Agenda changes
    - Ramaytush Ohlone Land Acknowledgement

The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders and relatives of the Ramaytush Community and by affirming their sovereign rights as First Peoples. As a department dedicated to promoting a diverse and equitable Arts and Culture environment in San

Francisco, we are committed to supporting the traditional and contemporary evolution of the American Indian community.

2. **General Public Comment**

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

3. **Powell Street Improvements – Small Project Review**
   Discussion and Possible Action

Discussion and possible action for Small Project Review for **Powell Street Improvements**

Presentation Time: Approximately 20 minutes (Presentation: 10 minutes, Commissioner Discussion: 10 minutes)

Project team:
Xiaoye Zhang, Project Designer, Field Operations
Michelle Woo, Project Manager, SFPW
Veronica Rivera, Landscape Architect, Field Operations

Powell Street Improvements: Small Project Review, Request for Review
Powell Street Improvements: Small Project Review, Presentation

4. **Ingleside Police Station Replacement – Phase 1**
   Discussion and Possible Action

Discussion and possible action for Phase 1 Review for **Ingleside Police Station Replacement**

Presentation Time: Approximately 30 minutes (Presentation: 15 minutes, Commissioner Discussion: 15 minutes)

Project team:
Madalena Ryor, Project Manager,
Matt Jasmin, Architects & Landscape Architects
Nicholas Ancel, Landscape Architect

This project was previously reviewed on October 17, 2022

Ingleside Police Station Replacement: Phase 1, Presentation

5. **SFO West Utilities and Paving Project (Station BP) – Conceptual/Phase 1**
   Discussion and Possible Action

Discussion and possible action for Conceptual/Phase 1 Review for **SFO West Utilities and Paving Project (Station BP)**

Presentation Time: Approximately 35 minutes (Presentation: 20 minutes, Commissioner Discussion: 15 minutes)

Project team:
Eric Robinson, Project Designer/Architect,
Ryan Kuss, Project Manager,
Merrill Morris Partners, Landscape Architect,

SFO West Utilities and Paving Project (Station BP): Conceptual/Phase 1 Review, Request for Review
SFO West Utilities and Paving Project (Station BP): Conceptual/Phase 1 Review, Presentation

6. **New Business and Announcements**

   (This item is to allow the Commissioners to introduce without discussion new agenda items for consideration, to report on recent arts activities and to make announcements in accordance with Prop D.)

7. **Adjournment**
   Action

Posted 9/10/2025, 11:45am, msd

Notices

The meetings of the San Francisco Arts Commission will be occurring in-person at City Hall, Room 416 and available to view on SFGovTV2, Comcast 78/Astound 28 and AT&T Uverse 99.

Agenda Item Information / Materials Available

Each item on the agenda may include the following documents:
1) Department or agency report;
2) Public correspondence;
3) Other explanatory documents.

Each explanatory documents listed above, as well as documents created or distributed after the posting of this agenda to the Arts Commission will be available only electronically at https://sf.gov/departments/civic-design-review-committee-arts-commission. Please contact: Manraj Dhaliwal at manraj.dhaliwal@sfgov.org or 415-252-2252. PLEASE NOTE: The Arts Commission often receives documents created or submitted by other City officials, agencies, or departments after the posting of the Arts Commission agenda. For such documents or presentations, members of the public may wish to contact the originating agency if they seek documents not yet provided to the Arts Commission.

Meeting Procedures

1. Agenda items will normally be heard in order. Please note, that on occasion a special circumstance may necessitate that an agenda item be taken out of order. To ensure that an agenda item is not missed, it is advised to arrive at the beginning of the meeting. All agenda changes will be announced by the Chair at the top of the meeting.

2. Public comment will be taken before or during the Committee's consideration of each agenda item. Each speaker will be allowed to speak for the time allotted by the Chair at the top of the meeting or up to three (3) minutes. Speakers may not transfer their time to another person.

3. During General Public Comment, members of the public may address the Commissioners on matters that are within the Arts Commission's jurisdiction and are not on the agenda.

4. Persons who speak during the public comment period at today's meeting of the Arts Commission may supply a brief written summary of the comments to be included in the minutes if it is 150 words or less, to manraj.dhaliwal@sfgov.org. The Arts Commission may reject the summary if it exceeds the prescribed word limit or is not an accurate summary of the speaker's public comment.

5. Persons unable to attend an Arts Commission meeting may submit correspondence to the Arts Commission in connection with an agenda item. Art Commission staff will post these documents adjacent to the agenda if they are one page in length. If they are longer than one page,

the Arts Commission will make such documents available for public inspection and copying. Please note, correspondence submitted to the Arts Commission will NOT be read aloud during the meeting. Names and addresses included in these submittals will be public. Submittals may be made anonymously. Written comments pertaining to this meeting should be submitted to manraj.dhaliwal@sfgov.org by 5:00 p.m. before the date of the meeting to ensure comments are shared with commissioners ahead of the meeting.

Electronic Devices Prohibited

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. The Chair may order the removal from the meeting room of any person responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic device

Disability Access

To obtain a disability-related modification or accommodation, including auxiliary aids or services, to participate in the meeting, please contact Manraj Dhaliwal at manraj.dhaliwal@sfgov.org or 415-252-2247, at least 48 hours before the meeting, except for Monday meetings, for which the deadline is 4:00 p.m. the previous Friday. Captions can be enabled by you using our meeting platform, WebEx.

Archives Available

A recording of this meeting will be available online after the meeting at https://sanfrancisco.granicus.com/ViewPublisher.php?view_id=149.

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (San Francisco Campaign and Governmental Conduct Code sections 2.100-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone 415-252-3100, fax 415-252-3112 and http://www.sfethics.org/.

Sensitivity to chemical-based products

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity, or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City accommodate these individuals.

Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415-554-7724; by fax at 415-554-7854; or by email at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from by printing Chapter 67 of the San Francisco Administrative Code on the Internet, http://www.sfgov.org/sunshine/

Accessibility Meeting Policy

Per the American Disabilities Act and the Language Access Ordinance, Chinese, Spanish, and/or American Sign Language interpreters will be available upon request. Additionally, every effort will be made to provide a sound enhancement system, meeting materials in alternative formats, and/or a reader. Minutes may be translated after they have been adopted by the Commission. For all these requests, please contact Manraj Dhaliwal, manraj.dhaliwal@sfgov.org, 415-252-2247. Late requests will be honored if possible. The hearing room is wheelchair accessible.

利便參與會議的相關規定

根據美國殘疾人士法案和語言服務條例，中文、西班牙語、和/或美國手語翻譯人員在收到要求後將會提供翻譯服務。另外，我們將盡力提供擴音設備。同時也將會提供不同格式的會議資料， 和/或者提供閱讀器。此外，翻譯版本的會議記錄可在委員會通過後提供。上述的要求，請於會議前最少48小時致電415-252-2219向Manraj Dhaliwal, manraj.dhaliwal@sfgov.org, 415-252-2247提出。逾期提出的請求，若可能的話，亦會被考慮接納。聽證室設有輪椅通道。

Politíca De Acceso A La Reunión

De acuerdo con la Ley sobre Estadounidenses con Discapacidades (American Disabilities Act) y la Ordenanza de Acceso a Idiomas (Language Access Ordinance) intérpretes de chino, español, y lenguaje de señas estarán disponibles de ser requeridos. En adición, se hará todo el esfuerzo posible para proveer un sistema mejoramiento de sonido, materiales de la reunión en formatos alternativos, y/o proveer un leedor. Las minutas podrán ser traducidas luego de ser aprobadas por la Comisión. Para solicitar estos servicios, favor contactar a Manraj Dhaliwal, por lo menos 48 horas antes de la

reunión al 415-252-2247, manraj.dhaliwal@sfgov.org. Las solicitudes tardías serán consideradas de ser posible. La sala de audiencia es accesible a silla de ruedas.

Patakaran para sa pag-access ng mga Miting

Ayon sa batas ng American Disabilities Act at ng Language Access Ordinance, maaring mag-request ng mga tagapagsalin wika sa salitang Tsino, Espanyol at/o sa may kapansanan pandinig sa American Sign Language. Bukod pa dito, sisikapin gawan ng paraan na makapaglaan ng gamit upang lalong pabutihin ang inyong pakikinig, maibahagi ang mga kaganapan ng miting sa iba't ibang anyo, at/o isang tagapagbasa. Ang mga kaganapan ng miting ay maaring isalin sa ibang wika matapos ito ay aprobahan ng komisyon. Sa mga ganitong uri ng kahilingan, mangyari po lamang makipag ugnayan kay Manraj Dhaliwal manraj.dhaliwal@sfgov.org, 415-252- 2247. Magbigay po lamang ng hindi bababa sa 48 oras na abiso bago ng miting. Kung maari, ang mga late na hiling ay posibleng tanggapin. Ang silid ng pagpupulungan ay accessible sa mga naka wheelchair.

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
Subject:	FW: September 30, 2025 Visual Arts Committee Agenda
Date:	Wednesday, September 10, 2025 2:51:00 PM
Attachments:	Sept 30 2025 VAC Agenda.pdf Outlook-Logo__Desc.png

Hello,

Please see below and attached for communication from the San Francisco Arts Commission, submitting an agenda for the September 30, 2025, Visual Arts Committee meeting.

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 | www.sfbos.org

From: Cotz, Paris (ART) <paris.cotz@sfgov.org>
Sent: Wednesday, September 10, 2025 2:01 PM
Cc: Dhaliwal, Manraj (ART) <manraj.dhaliwal@sfgov.org>; Peterson, Tara (ART) <tara.peterson@sfgov.org>
Subject: September 30, 2025 Visual Arts Committee Agenda

Hello,

Please find the agenda for the Visual Arts Committee Meeting coming up on Tuesday, September 30, 2025 attached via PDF and here: https://www.sf.gov/meeting--september-17-2025--visual-arts-committee-meeting

Thank you,

Paris

Paris Cotz
Program Associate, Public Art
Pronouns: she/her

Email: paris.cotz@sfgov.org
Mobile: 415-539-6213

San Francisco Arts Commission
401 Van Ness Avenue, Suite 325
San Francisco, CA 94102

www.sfartscommission.org

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The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

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MEETING OF THE VISUAL ARTS COMMITTEE

Tuesday, September 30, 2025
2:00 p.m.

Hybrid Meeting
City Hall, Room 416
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Agenda

Members of the Visual Arts Committee will attend this meeting in person at the location listed above. Members of the public are invited to observe the meeting in person at the physical meeting location listed above or remotely on SFGovTV. Members of the public attending the meeting in-person will have an opportunity to provide public comment on every agenda item.

Visual Arts Committee Commissioners: Suzie Ferras, Chair; JD Beltran; Nabiel Musleh; Debra Walker; Janine Shiota, Vice President; Marcus Shelby (interim).

1. Call to Order, Roll Call, Agenda Changes, Land Acknowledgment

- Call to order
- Roll call / Confirmation of quorum
- Agenda Changes
- Ramaytush Ohlone Land Acknowledgement

The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone who the original inhabitants of the San Francisco Peninsula are. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost nor forgotten their

responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders and relatives of the Ramaytush Community and by affirming their sovereign rights as First Peoples. As a department dedicated to promoting a diverse and equitable Arts and Culture environment in San Francisco, we are committed to supporting the traditional and contemporary evolution of the American Indian community.

2. General Public Comment

(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)

3. Staff Report
Discussion

Presentation of Civic Art Collection and Public Art Program updates.

Presenter: Civic Art Collection & Public Art Program Director Mary Chou
Presentation Time: Approximately 5 minutes

4. New Business and Announcements

(This item is to allow the Commissioners to introduce without discussion new agenda items for consideration, to report on recent arts activities and to make announcements in accordance with Prop D.)

5. Adjournment
Action

Posted 9/10/2025, 1:00 PM, pc

Notices

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Agenda Item Information / Materials Available
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1) Department or Agency or report;
2) Public correspondence;
3) Other explanatory documents.

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Electronic Devices Prohibited
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Disability Access
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https://sanfrancisco.granicus.com/ViewPublisher.php?view_id=152.

Lobbyist Registration and Reporting Requirements
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Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone 415/252-3100, fax 415/252-3112 and http://www.sfethics.org/.

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根據美國殘疾人士法案和語言服務條例，中文、西班牙語、和/或美國手語翻譯人員在收到要求後將會提供翻譯服務。另外，我們將盡力提供擴音設備。

同時也將會提供不同格式的會議資料， 和/或者提供閱讀器。此外，翻譯版本的會議記錄可在委員會通過後提供。上述的要求，請於會議前最少48小時致電415-252-2219向Tara Peterson, tara.peterson@sfgov.org 提出。逾期提出的請求，若可能的話，亦會被考慮接納。聽證室設有輪椅通道。

POLITICA DE ACCESO A LA REUNIÓN
De acuerdo con la Ley sobre Estadounidenses con Discapacidades (American Disabilities Act) y la Ordenanza de Acceso a Idiomas (Language Access Ordinance) intérpretes de chino, español, y lenguaje de señas estarán disponibles de ser requeridos. En adición, se hará todo el esfuerzo posible para proveer un sistema mejoramiento de sonido, materiales de la reunión en formatos alternativos, y/o proveer un leedor. Las minutas podrán ser traducidas luego de ser aprobadas por la Comisión. Para solicitar estos servicios, favor contactar a Tara Peterson, por lo menos 48 horas antes de la reunión al 415-252-2219, tara.peterson@sfgov.org / Paris Cotz, paris.cotz@sfgov.org / 415-539-6213. Las solicitudes tardías serán consideradas de ser posible. La sala de audiencia es accesible a silla de ruedas.

Patakaran para sa pag-access ng mga Miting
Ayon sa batas ng American Disabilities Act at ng Language Access Ordinance, maaring mag-request ng mga tagapagsalin wika sa salitang Tsino, Espanyol at/o sa may kapansanan pandinig sa American Sign Language. Bukod pa dito, sisikapin gawan ng paraan na makapaglaan ng gamit upang lalong pabutihin ang inyong pakikinig, maibahagi ang mga kaganapan ng miting sa iba't ibang anyo, at/o isang tagapagbasa. Ang mga kaganapan ng miting ay maaring isalin sa ibang wika matapos ito ay aprobahan ng komisyon. Sa mga ganitong uri ng kahilingan, mangyari po lamang makipag ugnayan kay Tara Peterson sa 415-252-2219, tara.peterson@sfgov.org, Paris Cotz paris.cotz@sfgov.org, 415-539-6213, Magbigay po lamang ng hindi bababa sa 48 oras na abiso bago ng miting. Kung maari, ang mga late na hiling ay posibleng tanggapin. Ang silid ng pagpupulungan ay accessible sa mga naka wheelchair.

Item 10

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
Subject:	FW: CMD12B0004533 - "Request to Waive 12B Requirements" has been Approved by (PUC) Department Head (Steve Ritchie)
Date:	Thursday, September 11, 2025 1:33:00 PM
Attachments:	image CMD12B0004533.pdf image002.png

Hello,

Please see below and attached for communication from the San Francisco Public Utilities Commission, submitting an approved request to waive 12B requirements.

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 | www.sfbos.org

From: CCSF IT Service Desk <ccsfdt@service-now.com>
Sent: Thursday, September 4, 2025 5:31 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: CMD12B0004533 - 'Request to Waive 12B Requirements' has been Approved by (PUC) Department Head (Steve Ritchie)

Contract Monitoring Division

SF Board of Supervisors,

This is to inform you that CMD12B0004533 - 'Request to Waive 12B Requirements' has been approved by (PUC) Department Head (Steve Ritchie).

Summary of Request

Requester: Vicky Griffith
Department: PUC
Waiver Justification: 12B.5-1(d)(1) (No Vendors Comply)

Supplier ID: 0000019536
Requested total cost: $8,834.00
Short Description: Waiver request for Gilton Solid Waste for disposal and recycling of used tires.

Take me to the CMD 12B Waiver Request

For additional questions regarding this waiver request please contact cmd.equalbenefits@sfgov.org

Thank you.

Ref:TIS6112497_dKjCzYfqs7WaRYAqZZQP

Report Title: CMD 12B Waiver Details
Run Date and Time: 2025-09-08 14:09:46 Pacific Daylight Time
Run by: ServiceNow Admin
Table name: u_cmd_12b_waiver

CMD 12B Waiver

Number:	CMD12B0004533	Request Status:	Completed
Requested for:	Vicky Griffith	State:	Completed
Department Head/Delegated authority:	Steve Ritchie	Waiver Type:	12B Waiver
		12B Waiver Type:	Standard
Opened:	2025-09-02 13:13:48	Requesting Department:	PUC
		Requester Phone:	(209) 877-3299
		Awaiting Info from:	
		Awaiting Info reason:	
		Opened by:	Vicky Griffith
		Watch list:	

Short Description:

Waiver request for Gilton Solid Waste for disposal and recycling of used tires.

Supplier ID:	0000019536	Requested Amount:	$8,834.00
Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Increase Amount:	$0.00
		Previously Approved Amount:	$0.00
Last Approved 12B Waiver Request:		Total Requested Amount:	$8,834.00
Document Type:	Purchase Order	Enter Contract ID:	
12B Waiver Justification:	12B.5-1(d)(1) (No Vendors Comply)	Enter Requisition ID:	
City Treasurer:	Jose Cisneros	Enter Purchase Order ID:	0000956126
Admin Code Chapter:	Chapter 21 Goods and Services	Enter Direct Voucher ID:	
Select Chapter 21.04 Section:		Waiver Start Date:	2025-09-10
Confirm Dept. has documented this agreement as a Sole Source:		Waiver End Date:	2026-06-30

Advertising:	false
Commodities, Equipment and Hardware :	false
Equipment and Vehicle Lease:	false
On Premise Software and Support:	false
Online Content, Reports, Periodicals and Journals:	false
Professional and General Services:	true
Software as a Service (SaaS) and Cloud Software Applications:	false
Vehicles and Trailers:	false

Detail the purpose of this contract is and what goods and/or services the contra:

Gilton Solid Waste Management has a recycling program for waste tire collection and is the only vendor willing to service the Tuolumne County area. Several attempts have been made to supplier to become 12B compliant. Tires are highly flammable making it dangerous to have stored on site in large quantities with the limited storage space, state regulations and danger to the environment. HHW is requesting pick up of these materials 3 times per year to avoid these issues. City contract supplier was contacted and is not willing to service the Tuolumne County area due to the remote location.

If you have made an effort to have the supplier comply, explain it here. If not,:

Our division has emailed the vendor encouraging them to be 12b compliant and have provided the 12B compliance process to vendor.

Cancel Notes:

CMD Analyst

CMD Analyst:	Ruth Santana	CMD Director:	Regina Chan
CMD Analyst Decision:	Reviewed and Approved	Select the reason for this request:	12B.5-1(d)(1) (No Vendors Comply)
CMD Analyst Comments:	Recycling program for waste tire collection and is the only vendor willing to service the Tuolumne County area. Health and safety requriements prevent storage of tires which are highly flammable making it dangerous to have stored on site in large quantities with the limited storage space, state regulations and danger to the environment. HHW is requesting pick up of these materials 3 times per year to avoid these issues.		

CMD Director

CMD Director:	Regina Chan	CMD Director Decision:	Reviewed and Approved

Reason for Determination:

Approved per 12B.5-1(d)(1)

12B.5-1(a)(1) (Non Property Contracts)

Select OCA Solicitation Waiver:	
Sole Source – Non Property Contract Justification Reason:	
Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:	
Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:	

Explain why this is a Sole Source:

12B.5-1(a)(1) (Property Contracts)

City Property Status:	
Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:	

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:
CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question1:
CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question2:

12B.5-1(a)(1)(Property Contracts)

Sole Source – Property Contract Justification Reason:

12B.5-1(a)(2) (Declared Emergency)

12B.5-1(a)(2) (Declared Emergency) Question2:

12B.5-1(a)(3) (Specialized Litigation)

12B.5-1(a)(3) (Specialized Litigation) Question1 :
12B.5-1(a)(3) (Specialized Litigation) Question2:

12B.5-1(b) (Public Entity-Non Property)

Select OCA Solicitation Waiver:
Public Entity Sole Source – Non Property Contract Justification Reason:
Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:
Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:
Explain why this is a Sole Source (Public Entity):

12B.5-1(b) (Public Entity-Property)

12B.5-1(b) (Public Entity SS-PC) Question1:

12B.5-1(b) (Public Entity - Substantial)

12B.5-1(b) (Public Entity-SPI) Question1:

12B.5-1(c) (Conflicting Grant Terms)

12B.5-1(c) (Conflicting Grant Terms) Question1:
12B.5-1(c) (Conflicting Grant Terms) Question2:

12B.5-1(e) Investments and Services

12B.5-1(e) Investments Question1:

12B.5-1(e) Investments Question2:

12B.5-1(e) Investments Question3:

12B.5-1(f) (SFPUC Bulk Water, Power and

Bulk Water:	false
Bulk Power:	false
Bulk Gas:	false

12B.5-1(f) (SFPUC Bulk WPG) Question2:

12B.5-1(f) (SFPUC Bulk WPG) Question1:

12B.5-1(d)(1) (No Vendors Comply)

12B.5-1(d)(1) (No Vendors Comply) Question1:

Hetch Hetchy Water (HHW) requires the service of picking up and disposing of used tires from the Moccasin location. Gilton Solid Waste is the only vendor willing to service this area, therefore we request to waive the 12B requirements. The supplier has been contacted numerous times with efforts to fulfill the 12B compliance requirements with no avail leaving no other options for HHW other than to utilize this service from Gilton Solid Waste. The city contract supplier is not willing to service the Moccassin area.

12B.5-1(d)(1) (No Vendors Comply) Question2:

Supplier is the only vendor willing to service this area, therefore we request to waive the 12B requirements. The supplier has been contacted numerous times with efforts to fulfill the 12B compliance requirements with no avail leaving no other options for HHW other than to utilize this service from Gilton Solid Waste. The city contract supplier is not willing to service the Moccasin area.

12B.5-1(d)(1) (No Vendors Comply) Question3:

Research and calls to the supplier that holds the city contract is not willing to travel to Moccasin. A search for suppliers was done for the area and cross referenced to the supplier portal list. Gilton is the only supplier willing to service the Moccasin location due to the remote location.

12B.5-1(d)(1) (No Vendors Comply) Question4:

Supplier is the only vendor willing to service this area, therefore we request to waive the 12B requirements. The supplier has been contacted numerous times with efforts to fulfill the 12B compliance requirements with no avail leaving no other options for HHW other than to utilize this service from Gilton Solid Waste. The city contract supplier is not willing to service the Moccasin area for tire pick-up and recycling.

12B.5-1(d)(1) (No Vendors Comply) Question5:

Not Applicable

12B.5-1(d)(1)(No Vendors Comply)

12B.5-1(d)(1) (No Vendors Comply) Limited Question1:

12B.5-1(d)(1) (No Vendors Comply) Limited Question2 :

12B.5-1(d)(1) (No Vendors Comply) Limited Question3:

12B.5-1(d)(1) (No Vendors Comply) Limited Question4:

12B.5-1(d)(2) (Bulk Purchasing)

Select OCA Solicitation Waiver:

Has MTA qualified agreement as Bulk Purchasing under Charter Sec. 8A.102(b)?:

Detail the nature of this Bulk Purchasing transaction:

12B.5-1(d)(2) (Bulk Purchasing) Question1:

12B.5-1(d)(2) (Bulk Purchasing) Question2:

12B.5-1(d)(2) (Bulk Purchasing) Question3:

12B.5-1(d)(2) (Bulk Purchasing) Question4:

12B.5-1(d)(2) (Bulk Purchasing) Question5:

12B.5-1(d)(2) (Bulk Purchasing) Question6:

12B.5-1(d)(3) (Sham Entity)

12B.5-1(d)(3) (Sham Entity) Question1:

12B.5-1(d)(3) (Sham Entity) Question2:

12B.5-1(d)(3) (Sham Entity) Question3:

12B.5-1(d)(3) (Sham Entity) Question4:

Activities

Additional comments:

Related List Title: Approval List
Table name: sysapproval_approver
Query Condition: Approval for = CMD12B0004533
Sort Order: Order in ascending order

1 Approvals

State	Approver	Approving	Created	Approval set	Comments
Approved	Steve Ritchie	CMD 12B Waiver: CMD12B0004533	2025-09-02 13:19:04		2025-09-04 17:30:52 - Steve Ritchie (Comments) reply from: SRitchie@sfwater.org Approved. Steven Ritchie. Ref:TIS6103998_IGCXSufR2MpE9IlycKPr

Related List Title: Metric List

Table name: metric_instance

Query Condition: Table = u_cmd_12b_waiver AND ID = b43c89b82b7366106469ff10de91bf99

Sort Order: None

12 Metrics

Created	Definition	ID	Value	Start	End	Duration	Calculation complete
2025-09-05 10:05:15	OCA 12B Metric	CMD 12B Waiver: CMD12B0004533	Awaiting CMD Director Approval	2025-09-05 10:05:10	2025-09-05 15:47:24	5 Hours 42 Minutes	true
2025-09-05 15:47:25	OCA 12B Metric	CMD 12B Waiver: CMD12B0004533	Completed	2025-09-05 15:47:24			false
2025-09-02 13:13:50	OCA 12B Metric	CMD 12B Waiver: CMD12B0004533	Draft	2025-09-02 13:13:48	2025-09-02 13:19:04	5 Minutes	true
2025-09-02 13:19:06	OCA 12B Metric	CMD 12B Waiver: CMD12B0004533	Dept. Head approval	2025-09-02 13:19:04	2025-09-02 13:19:04	0 Seconds	true
2025-09-02 13:19:06	OCA 12B Metric	CMD 12B Waiver: CMD12B0004533	Draft	2025-09-02 13:19:04	2025-09-04 17:30:53	2 Days 4 Hours 11 Minutes	true
2025-09-04 17:30:55	OCA 12B Metric	CMD 12B Waiver: CMD12B0004533	Awaiting CMD Analyst Approval	2025-09-04 17:30:53	2025-09-05 10:05:10	16 Hours 34 Minutes	true
2025-09-05 10:05:15	Assigned to Duration	CMD 12B Waiver: CMD12B0004533	Awaiting CMD Director Approval	2025-09-05 10:05:10	2025-09-05 15:47:24	5 Hours 42 Minutes	true
2025-09-05 15:47:25	Assigned to Duration	CMD 12B Waiver: CMD12B0004533	Completed	2025-09-05 15:47:24			false
2025-09-02 13:13:50	Assigned to Duration	CMD 12B Waiver: CMD12B0004533	Draft	2025-09-02 13:13:48	2025-09-02 13:19:04	5 Minutes	true
2025-09-02 13:19:06	Assigned to Duration	CMD 12B Waiver: CMD12B0004533	Draft	2025-09-02 13:19:04	2025-09-04 17:30:53	2 Days 4 Hours 11 Minutes	true
2025-09-02 13:19:06	Assigned to Duration	CMD 12B Waiver: CMD12B0004533	Dept. Head approval	2025-09-02 13:19:04	2025-09-02 13:19:04	0 Seconds	true
2025-09-04 17:30:55	Assigned to Duration	CMD 12B Waiver: CMD12B0004533	Awaiting CMD Analyst Approval	2025-09-04 17:30:53	2025-09-05 10:05:10	16 Hours 34 Minutes	true

Item 11

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); Entezari, Mehran (BOS)
Subject: FW: 706 Mission Open Space Expenditure Memo
Date: Thursday, September 11, 2025 1:38:00 PM
Attachments: 709 Mission Open Space Expenditure Memo 2025.09.11.pdf

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Dear Supervisors,

Please see the attached 706 Mission Open Space Fund report.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: Wong, Tiffany (REC) <tiffany.wong@sfgov.org>
Sent: Thursday, September 11, 2025 9:53 AM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Cc: Guerra, Antonio (REC) <antonio.guerra@sfgov.org>
Subject: 706 Mission Open Space Expenditure Memo

Hi Angela,
My name is Tiffany Wong. I am the Budget Manager at Recreation and Park Department. I would like to submit the attached letter in regards to 706 Mission Open Space Fund to the Board of Supervisors.
Please let me know if you have questions.
Thank you for your assistance,

Tiffany Wong
Budget Manager

San Francisco Recreation and Park Department | City & County of San Francisco
McLaren Lodge in Golden Gate Park | 501 Stanyan Street | San Francisco, CA | 94117

(415) 831-2788 | Tiffany.Wong@sfgov.org



Visit us at sfrecpark.org
Like us on Facebook
Follow us on Twitter
Watch us on sfRecParkTV
Sign up for our e-News

Docusign Envelope ID: 772EE0A6-E44E-4512-B802-A62BE01B9E9A

Daniel Lurie, Mayor

Kat Anderson, Commission President
Philip A. Ginsburg, General Manager

Date: September 8th, 2025

To: Recreation and Park Commission
Angela Calvillo, Clerk of the Board of Supervisors

Through: Philip A. Ginsburg, General Manager

DocuSigned by:
AE27F8596709494...

From: Tiffany Wong, Budget Manager, Administration and Finance

Subject: 706 Mission Open Space Fund Expenditure Report

In accordance with Administrative Code Section 10.100-7(e)(1) 706 Mission Open Space Fund, Recreation and Park Department is required to submit a report to the Recreation and Park Commission and the Board of Supervisors summarizing the past and anticipated expenditures from this Fund. Below is a report as of September 4th, 2025 summarizing expenditures from September 26th, 2023 to September 4th, 2025 for the 706 Mission Open Space Fund:

706 Mission Open Space Fund (One-Time Source)	**$1,800,268.00**
Mark Cavagnero Associates (Expense)	($1,596,082.11)
DBI Permit (Expense)	($91,155.98)
DPH Permits (Expense)	($11,000.00)
Planning Permits (Expense)	($15,393.00)
Balance - 2023/09/26	**$86,636.91**
Mark Cavagnero Associates (Expense)	($54,204.76)
DPH Permits (Expense)	($12,000.00)
PG&E (expenses)	($18,762.15)
BSM Permit (Expense)	($1,670.00)
Balance - 2024/09/26	**$0.00**
706 Mission Open Space Annual Fund received as of 9/4/2025 (Source)	**$749,854**

Recreation and Park Department reports that the 706 Mission Open Space Funds have been fully expended. As of 9/4/2025, the Department has received $749,854 from previous fiscal years. The department will meet with the SOMA Community Advisory Committee for recommendations on expenditure plans prior to expending funds.

Please contact Tiffany Wong if you have questions.

Thank you,
Tiffany Wong, Budget Manager
San Francisco Recreation and Parks
Tiffany.Wong@sfgov.org
(415)831-2788

Item 12

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); Entezari, Mehran (BOS); Carroll, John (BOS)
Subject:	FW: HCD Review of Family Zoning Plan
Date:	Thursday, September 11, 2025 2:16:00 PM
Attachments:	sfr-san-francisco-rezone-090925.pdf

Dear Supervisors,

Please see the attached report from Planning regarding File No. 250700.

File No. 250700 - Zoning Map - Family Zoning Plan

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>
Sent: Thursday, September 11, 2025 10:02 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>
Cc: Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>
Subject: HCD Review of Family Zoning Plan

Dear Supervisors-

I am writing to share the letter received from the California Housing and Community Development Department (HCD) regarding the Family Zoning Plan. We will share this letter at today's Planning Commission hearing, and it is being posted to Planning's website.

We are pleased that the Family Zoning Plan has, as written, received preliminary approval. The state will review the final adopted plan to ensure it continues to comply with state statute.

We look forward to continuing to work with you on the Family Zoning Plan.

Sarah Dennis Phillips
Planning Director

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
415.628.7411 www.sfplanning.org
San Francisco Property Information Map

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Banon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

September 9, 2025

Sarah Dennis-Philips, Director
San Francisco Planning Department
City and County of San Francisco
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Sarah Dennis-Philips:

RE: San Francisco's 6th Cycle (2023-2031) Adopted Housing Element and Draft Rezoning Package

Thank you for submitting the City and County of San Francisco's (City) draft rezoning package (Package) related to implementation of the housing element. The Package includes various memos, draft ordinances, maps, spreadsheets and other documents intended to implement the housing element, particularly Programs 7.1.1 (Rezoning for the RHNA) and 8.4.4 (Sites Identified in Prior Planning Periods). The purpose of this correspondence is to communicate a preliminary review by the California Department of Housing and Community Development (HCD) and to assist the City in its decision-making process. The preliminary review is limited to Programs 7.1.1, 8.4.4 and related Programs.

On February 1, 2023, HCD found the City's adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq). This finding was based on, among many other things, commitments to accommodate the City's regional housing need allocation (RHNA) and actions to address identified constraints and affirmatively further fair housing (AFFH). As of this date, the City continues to substantially comply with State Housing Element Law.

Among other requirements, Program 7.1.1 committed to accommodate the RHNA shortfall with a buffer (approximately 36,282 new units, including 20,327 for lower-income households) primarily in Well-Resourced Neighborhoods, in proximity to transit and commercial corridors. Further, Program 8.4.4 committed to make prior sites available and establish a nondiscretionary approval for housing developments with 20 percent affordability for lower-income households.

HCD is pleased to preliminarily find that the Package is consistent with statutory requirements and meets the objectives and commitments of Programs 7.1.1 and 8.4.4.

For example, the Package addresses the shortfall of capacity to accommodate the RHNA for lower-income and permits multifamily development with 20 percent affordability to lower-income households without discretionary action, requires minimum densities, meets residential performance standards, and primarily identifies sites in Well-Resourced Neighborhoods, in proximity to transit and commercial corridors. HCD encourages the City to continue expeditious implementation of these Programs in a similar manner to meet statutory requirements, including meeting rezoning deadlines.

However, HCD cautions the City to continue decision-making, implementation and making adjustments that meet programmatic commitments and statutory requirements, as follows:

- *Sites Identified in Prior Planning Period*: Currently, Section 207.9 (Minimum Dwelling Unit Densities and Minimum Office Intensities) allows housing developments with 20 percent affordability to be permitted without discretionary action. This section should also reference the sites identified in prior planning periods on a publicly available and accessible website. HCD further encourages the City to proactively promote the availability of these sites to housing developers.
- *Section 207.9 (Minimum Dwelling Unit Densities and Minimum Office Intensities)*: The Section should provide additional clarity in the purpose and applicability subdivisions to apply to identified sites to accommodate the lower-income RHNA and sites identified in prior planning periods as well as complying with all statutory requirements pursuant to Government Code section 65583, subdivision (c)(1) and section 65583.2, subdivisions (c), (h) and (i), including residential performance standards.
- *Program 7.1.1 (Rezoning for the RHNA) Components*: The City must continue to meet all Program 7.1.1 commitments generally including but not limited to: (1) identifying sites in Well-Resourced Neighborhoods, (2) accounting for site's likelihood of development during the planning period using an analytical model, (3) not adding constraints that reduce financial feasibility as determined by an analysis prior to rezoning enactment, (4) implementing a rezone program that exceeds the RHNA and reducing the need and size of any subsequent rezoning triggered by Action 8.1.5 and (5) making any conforming amendments to relevant area plans in the City's General Plan. Taking action inconsistent with these components or altering these components or the spirit of Program 7.1.1 could trigger an amendment to the housing element or a review of impacts on the City's compliance status. Please see below for additional discussion.
- *Analytical Models*: As part of Program 7.1.1 and using analytical models to account for site's likelihood of development in the planning period, the City should continue to explore additional and multiple methods and make adjustments as appropriate.
- *Exceeding the RHNA*: As part of Program 7.1.1 and reducing the need and size of any subsequent rezoning and as noted in HCD's prior reviews, the City should adopt the most aggressive rezoning strategies to ensure that adequate sites are

available throughout the planning period, especially for lower- and moderate-income households. Also, where appropriate, HCD urges the City to continue using conservative assumptions (e.g., unit size, economic factors) that facilitate the highest housing outcomes.

- *Not Adding Governmental Constraints*: If changes are proposed to any additional rules, regulations, restrictions, land use controls, procedures or other related matters, HCD cautions the City to carefully consider whether to make any changes and ensure that governmental constraints do not reduce financial feasibility or unduly impact housing supply, cost or approval certainty.
- *Development and Design Standards and the Local Program*: As part of the remaining process, HCD encourages the City to continue evaluating development and design standards as potential constraints and, in particular, engage the housing development community and make adjustments to remove or mitigate governmental constraints. As part of this engagement, the City should also engage the housing development community to evaluate the potential effectiveness of the Local Program and make adjustments, as appropriate.
- *Housing Sustainability Districts (HSD)*: HCD understands that HSD's are optional and are not required on identified sites to accommodate the RHNA or sites identified in prior planning periods. As noted in HCD's prior review, please note that HSDs or other similar ordinances do not substitute the City's obligation to complete its rezone program and should not be required on sites in the Package that are intended to accommodate the RHNA.
- *Rezoning Deadlines*: The City must complete rezoning to accommodate the RHNA and make prior identified sites available by January 31, 2026. HCD encourages the City to continue diligent efforts to meet this deadline. Missing the deadline will result in HCD review of the City's compliance status. Upon completion of all necessary rezoning, a copy of the resolution, ordinances and all related documents should be transmitted to HCD. HCD will review the documentation for compliance with statutory requirements, including program objectives and commitments.

For your information, implementation of the housing element, including public participation and the local decision-making process, is integral to achieving the goals and objectives of the housing element and addressing the housing need of all segments of the population. Maintaining the spirit, integrity, or specifics of the housing element that was found in substantial compliance by HCD is also of the upmost importance. Any changes to the way in which housing element programs are implemented should be carefully evaluated for potential impacts on HCD's finding of substantial compliance. For example, changes could negatively impact HCD's finding of substantial compliance and therefore could require a compliance review or an amendment to the housing element that is subject to HCD review.

Changes to program implementation that may impact HCD's finding of substantial compliance or trigger an amendment to the housing element include but are not limited to introducing potential constraints on development, omitting or altering the specifics in

the housing element program, or switching provisions with new provisions that are inconsistent with the integrity or specifics of the housing element program. Examples include adding labor provisions, removing and replacing sites, reducing capacity, affordability requirements, removing sites from Well Resourced Neighborhoods, introducing constraining development standards and adding permit procedures, such that the changes have the effect of, among other issues, reducing housing supply, increasing housing costs, failing to AFFH, or decreasing the ability to promote approval certainty or achieving maximum densities.

Additionally, the City must continue timely and effective implementation of all programs, including but not limited to Programs related to (1) addressing and removing constraints to housing development, (2) expanding housing choices, rezoning and making available adequate sites to accommodate the RHNA, (3) fostering equitable communities and AFFH, (4) preventing and eliminating homelessness, (5) serving special needs groups and (6) stabilizing tenants and rental housing. For example, Program 8.1.5 (Evaluation of RHNA Progress) requires additional rezoning and constraints reductions among several other actions if a specified number of building permits are not issued by January 31, 2027. HCD encourages the City to implement programs in a manner that considers this trigger and the critical nature of California's housing needs. HCD will be closely monitoring the City's housing element implementation efforts throughout the planning period including key milestones, deadlines, and annually for compliance with State Housing Element Law.

The City must monitor and report on the results of all programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i), grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or Housing Element Law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criterion. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element and timely implementation, the City continues to meet housing element requirements for these and other funding sources.

HCD recognizes the challenges and opportunities to implement the housing element and applauds the efforts of the City in addressing the housing needs of all segments of the community. HCD looks forward to following the City's progress in implementation and appreciates the opportunity to assist the City in its decision-making. If you have any questions or need additional assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Item 13

From:	Board of Supervisors (BOS) on behalf of 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
Subject:	2 Notices from the CA Fish and Game Commission
Date:	Thursday, September 11, 2025 2:54:00 PM
Attachments:	2 Notices from the CA Fish and Game Commission.pdf

Hello,

Please see attached for communication from the California Fish and Game Commission, submitting a notice of consideration for restricted species permit amendment; and a revised notice of proposed 90-day extension of emergency regulations.

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 | www.sfbos.org

From: California Fish and Game Commission
To: Board of Supervisors (BOS)
Subject: Revised Notice of Proposed Extension of Emergency Regulations - Commercial Coonstripe Shrimp Fishery
Date: Wednesday, September 10, 2025 3:11:54 PM

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California Redwoods

California Fish and Game Commission
Wildlife Heritage and Conservation Since 1870

Revised Notice of Proposed 90-Day Extension of Emergency Regulations

Greetings,

A revised notice of a proposed 90-day extension of emergency regulations regarding the commercial coonstripe shrimp fishery has been posted to the Commission's website. The notice and associated documents can be accessed at https://fgc.ca.gov/Regulations/2025-New-and-Proposed#180-15E1.

Sincerely,

Jenn Bacon
California Fish and Game Commission

Click here to visit our regulations page

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California Fish and Game Commission
715 P Street, Sacramento, CA 95814

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This email was sent to board.of.supervisors@sfgov.org from the California Natural Resources Agency utilizing govDelivery. California Natural Resources Agency, 715 P Street, Sacramento, CA 95814

From: California Fish and Game Commission
To: Board of Supervisors (BOS)
Subject: Notice of Consideration of Amendment to a Restricted Species Permit
Date: Tuesday, September 9, 2025 3:11:47 PM

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FGC - Muir Woods

California Fish and Game Commission
Wildlife Heritage and Conservation Since 1870

Commission Consideration for Restricted Species Permit Amendment

Greetings,

The California Fish and Game Commission is expected to consider an application for an amendment to a restricted species permit to allow the applicant to import, possess, transport or rear, or conduct research on transgenic painted sea urchins (*Lytechinus pictus*). Please refer to the notice at the link below for additional information.

https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=234598

Sincerely,

California Fish and Game Commission Staff

Click here visit our website

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California Fish and Game Commission
715 P Street, Sacramento, CA 95814

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This email was sent to board.of.supervisors@sfgov.org from the California Natural Resources Agency utilizing govDelivery. California Natural Resources Agency, 715 P Street, Sacramento, CA 95814

Item 14

From:	Board of Supervisors (BOS) on behalf of 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:	FW: Resolution of the Bicycle Advisory Committee
Date:	Thursday, September 4, 2025 2:22:00 PM
Attachments:	Resolution in Support of the Street Safety Act.pdf

Hello,

Please see below and attached for communication from the Bicycle Advisory Committee, submitting a Resolution in Support of the Street Safety Act, File No. 250851.

> **File No. 250851:** Resolution urging a preventative, interagency, and data-driven approach to ending severe and fatal traffic crashes by designing and enforcing safer streets for all San Franciscans, with a particular focus on protecting children, seniors, and other vulnerable populations. (Melgar, Dorsey, Mahmood, Sauter, Mandelman)

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 | www.sfbos.org

From: mgmendoza@gmail.com <mgmendoza@gmail.com> **On Behalf Of** SF Bicycle Advisory Committee
Sent: Wednesday, September 3, 2025 2:54 PM
To: Young, Victor (BOS) <victor.young@sfgov.org>
Cc: mgmendoza <mgmendoza@gmail.com>
Subject: Resolution of the Bicycle Advisory Committee

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

Hi Victor,

My name is Melyssa Mendoza, and I'm the secretary of the Bicycle Advisory Committee. I'm forwarding over a Resolution we passed at our August meeting in support of the Street Safety Act, sponsored by Supervisor Melgar, for distribution to the Board of Supervisors. It has been signed by our Chair, Brandon Powell.

Thank you,
Melyssa Mendoza
Secretary, San Francisco Bicycle Advisory Committee

--

San Francisco Bicycle Advisory Committee
http://sfgov.org/bac/

San Francisco Bicycle Advisory Committee
City Hall, Room 408
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Resolution in Support of the Street Safety Act

August 25, 2025

WHEREAS, the City and County of San Francisco adopted a Transit-First Policy as stated in Section 8A.115 of the San Francisco Charter, which includes the principles that "decisions regarding the use of limited public street and sidewalk space shall encourage the use of public rights of way by pedestrians, bicyclists, and public transit, and shall strive to reduce traffic and improve public health and safety" and that "bicycling shall be promoted by encouraging safe streets for riding, convenient access to transit, bicycle lanes, and secure bicycle parking;" and,

WHEREAS, the San Francisco Board of Supervisors declared a state of emergency regarding pedestrian and cyclist fatalities on November 5, 2019, and given motor vehicles are top source of death for people ages 3 to 25 statewide; and,

WHEREAS, 32 people died on San Francisco streets in 2022 due to traffic violence, and 26 have died in 2023, and 41 people died on San Francisco streets in 2024 due to traffic violence–making 2024 the deadliest year for traffic fatalities in over 20 years–and 15 have died thus far in 2025; and,

WHEREAS, the City and County of San Francisco adopted Vision Zero as a policy in 2014, committing to build better and safer streets, educate the public on traffic safety, enforce traffic laws, and adopt policy changes that save lives; and,

WHEREAS, the San Francisco Vision Zero Core Principles include safe streets: "Human error is inevitable and unpredictable; we should design the transportation system to anticipate error so the consequence is not severe injury or death. Transportation and land use development policies, standards, programs, and design decisions should prioritize preserving lives;" and the San Francisco Vision Zero Complementary Goals include mode shift: "The city will shift 80% of trips to sustainable travel choices by 2030. More people walking and biking on safe streets in San Francisco—getting health benefits from physical activity, cleaner air, and less traffic noise—helps makes it safer for everyone on every street," which is backed up by data; and,

WHEREAS, Vision Zero SF expired in 2024; and,

WHEREAS, Supervisor Myrna Melgar has introduced the Street Safety Act which would reaffirm San Francisco's commitment to Vision Zero, protecting vulnerable people first, like seniors, children, disabled, pedestrians, cyclists and other non-motorized transport users by redesigning high injury corridors, adding more crosswalks, signals and daylighting, adding more speed bumps, physical barriers and calming, and tracking safety metrics; therefore be it,

RESOLVED, the San Francisco Bicycle Advisory Committee strongly supports the Street Safety Act and urges the Board of Supervisors to pass the Street Safety Act on September 8, 2025.

District 1: Kristin Tièche—Aye
District 2: Whitney Ericson—Not present
District 3: Vanessa Day—Not present
District 4: Tim Marcus—Aye
District 5: Melyssa Mendoza—Aye
District 6: Mary Kay Chin—Not present
District 7: Bert Hill—Aye
District 8: Diane Serafini—Aye
District 9: Brandon Powell—Not present
District 10: Paul Wells—Aye
District 11: Jeffrey Taliaferro—Not present

Signed _____ Date: August 25, 2025
Brandon Powell, Chair

Item 15

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); Entezari, Mehran (BOS); Carroll, John (BOS)
Subject:	FW: Opposition to BOS File No. 250682
Date:	Friday, September 5, 2025 5:00:00 PM
Attachments:	Jackson Sq Legislation Opposition.pdf

Dear Supervisors,

Please see the attached communication regarding File No. 250682.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: 25 Hotaling HOA <25hotalinghoa@gmail.com>
Sent: Friday, September 5, 2025 4:31 PM
To: So, Lydia (CPC) <lydia.so@sfgov.org>
Cc: Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; Tang, Katy (ECN) <katy.tang@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>
Subject: Opposition to BOS File No. 250682

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September 5, 2025

Lydia So, President & Members
San Francisco Planning Commission
49 S Van Ness Ave., Suite 1400
San Francisco, CA 94103

RE: Opposition to BOS File No. 250682

Dear President So and Commissioners,

I respectfully write to you as both a resident and HOA president of a mixed-use building in

Jackson Square, where I also practice law. I am strongly opposed to Supervisor Sauter's proposal to weaken Section 249.25, which has been essential in maintaining the character and balance of this unique neighborhood.

The success of Jackson Square is not accidental. Since 2018, the current land use protections - crafted with broad input and unanimous City support - have preserved historic buildings while sustaining a healthy mix of shops, galleries, bars & restaurants, offices, services, and homes. This stability has encouraged investment from residents and businesses alike, making Jackson Square one of the few Downtown districts to thrive even through the pandemic.

The proposed legislation threatens to unravel that success. Our small district already has more than its share of bars and restaurants. While these uses bring activity, they also create serious impacts on retail and residential: noise, vandalism, trash and worse, and constant enforcement challenges. Allowing additional saturation without careful review would tip the balance further, undermining the very qualities that make this district livable. Driving working residents out of Downtown seems backwards.

Process matters, too. None of the Jackson Square business and residential friends I asked said they were aware of this proposal, and were against it once informed. How does oversaturating bar & restaurant vs balanced mixed use strengthen a district that is already working well?

As someone who lives and works here, I see daily how much residents and businesses invest in Jackson Square - through the Community Benefit District, streetscape and historic building upkeep, and more. Weakening the current zoning protections would undo years of progress and create unnecessary problems for the City to manage.

I respectfully urge you to reject File No. 250682 and keep Section 249.25 intact. The framework is working, and there is no justification for dismantling it.

Sincerely,
Charles Carbone, Esq.
25 Hotaling & 580 Washington HOA President, Jackson Square

September 4, 2025

Lydia So, President & Members
San Francisco Planning Commission
49 S Van Ness Ave., Suite 1400
San Francisco, CA 94103

RE: Opposition to BOS File No. 250682

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I respectfully urge you to reject File No. 250682 and keep Section 249.25 intact. The framework is working, and there is no justification for dismantling it.

Sincerely,
Charles Carbone, Esq.
25 Hotaling & 580 Washington HOA President, Jackson Square

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); Entezari, Mehran (BOS); Carroll, John (BOS)
Subject:	FW: BOS File No. 250682 Letter of Opposition
Date:	Monday, September 8, 2025 3:18:00 PM
Attachments:	722 Montgomery - Letter Supporting Special Use District - Sauter (9-5-25).pdf

Dear Supervisors,

Pleas see the attached communication regarding File No. 250682.

File No. 250682 - Ordinance amending the Planning Code to: 1) eliminate the North Beach Special Use District and consolidate certain controls into the North Beach Neighborhood Commercial District, expand allowable uses and increase use size limits in the North Beach Neighborhood Commercial District, 2) expand allowable uses and increase use size limits in the Polk Street Neighborhood Commercial District, 3) expand allowable uses in the Pacific Avenue Neighborhood Commercial District, 4) expand allowable uses and increase use size limits in the Nob Hill Special Use District, and 5) reduce limitations on Restaurants and Bars in the Jackson Square Special Use District; amending the Zoning Map to reflect removal of the North Beach Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: Steven Tsang <steven@skylineam.com>
Sent: Saturday, September 6, 2025 5:39 PM
To: Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>
Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Tang, Katy (ECN) <katy.tang@sfgov.org>
Subject: Re: BOS File No. 250682 Letter of Opposition

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

Please reference the attached letter for your consideration.

September 5, 2025
Via Email

Supervisor Danny Sauter, District 3
Michelle Andrews, Legislative Aide
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: BOS File No. 250682 – Letter of Opposition

Dear Supervisor Sauter and Members of the Board of Supervisors,

I am writing as a concerned Jackson Square residential property manager/owner regarding the proposed deletion of the Jackson Square Special Use District land use controls (Planning Code Section 249.25) contained in Supervisor Sauter's legislation (File No. 250682). Two years ago, with the support of the Jackson Square Historic District Association, I spoke out against a similar effort led by Mayor Breed (File No. 230701), and was relieved when that proposal was ultimately rejected in favor of preserving the existing balance that has made Jackson Square such a vibrant and livable downtown neighborhood. The former Belli Building, currently owned and managed by our group, is a testament to why we should maintain the current controls absent new data or input from the community. These controls have helped make Jackson Square such a great place to live and for small businesses to thrive.

Thus, I am troubled to see the same issue resurface so soon, and I must once again urge you to protect what has been proven to work. Jackson Square is unlike anywhere else in San Francisco, with its rare collection of 1850s–1870s brick and cast-iron buildings, narrow streetscapes, and privately funded lighting and greenscapes supported by residents and stakeholders alike for decades. This historic fabric is fragile. The neighborhood already contains seventeen bars and restaurants within its tiny two-block by one-and-a-half-block area, with many more just steps away. Our residents and retail tenants routinely bear the burden of the excess noise, trash, vandalism, broken bottles, and other side effects of nightlife activity. Allowing new bars and restaurants "as of right" — and even larger venues of over 4,000 square feet by conditional approval — would likely overwhelm the character and charm of this district.

What is most concerning is that this proposal seems to have been brought forth with little or no outreach to residents, businesses or other key stakeholders. Such a narrow consultation process ignores the residents and small businesses who live with the daily consequences of land use decisions in this neighborhood. I've personally walked the neighborhood numerous times, invested money in the neighborhood, including supporting the extra taxes that fund the Community Benefits District, which helps cover clean-up, tree maintenance, and security. Those services are not luxuries — they have become necessities due to the existing oversaturation of nightlife uses.

Weakening the controls now would undo years of hard work and investment by those of us who have committed to making Jackson Square a vibrant, functional, and most importantly, a livable neighborhood for both commercial and residential tenants. The current controls in Section 249.25 were created with broad community input, earned unanimous support from the City's Small Business Commission, and were unanimously adopted by the Board of Supervisors in 2018. These controls have encouraged a diverse mix of businesses — boutique retail, galleries, services, and cultural institutions — while sustaining a stable residential community. This balance has kept

Jackson Square healthy both before and after the pandemic, something that few downtown districts can claim.

Thus, I ask you to please maintain the protections in Section 249.25 as they are. This is not about resisting change but about ensuring that any changes are thoughtful, data-driven, and respectful of the delicate balance that has made Jackson Square one of San Francisco's success stories. Thank you for considering the perspective of an owner who cares deeply about the future of Jackson Square.

Sincerely,



Steven Tsang
Manager, San Francisco 722 Montgomery LLC
and a concerned Jackson Square Residential Property Owner

Cc: Veronica Flores, Planner Veronica.Flores@sfgov.org
Danny Sauter, District 3 Supervisor Danny.Sauter@sfgov.org
Angela Calvillo, Clerk, Board of Supervisors
Angela.Calvillo@sfgov.org
Katy Tang, Small Business Commission Katy.Tang@sfgov.org

From:	Board of Supervisors (BOS) on behalf of 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:	3 Letters regarding File No. 250682
Date:	Thursday, September 11, 2025 1:45:00 PM
Attachments:	3 Letters regarding File No. 250682.pdf

Hello,

Please see attached for 3 letters regarding File No. 250682.

> **File No. 250682:** Ordinance amending the Planning Code to: 1) eliminate the North Beach Special Use District and consolidate certain controls into the North Beach Neighborhood Commercial District, expand allowable uses and increase use size limits in the North Beach Neighborhood Commercial District, 2) expand allowable uses and increase use size limits in the Polk Street Neighborhood Commercial District, 3) expand allowable uses in the Pacific Avenue Neighborhood Commercial District, 4) expand allowable uses and increase use size limits in the Nob Hill Special Use District, and 5) reduce limitations on Restaurants and Bars in the Jackson Square Special Use District; amending the Zoning Map to reflect removal of the North Beach Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Sauter)

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 | www.sfbos.org

From:	Nick Ferris
To:	So, Lydia (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Campbell, Amy (CPC); Imperial, Theresa (CPC); Mcgarry, Sean (CPC); Williams, Gilbert A (CPC)
Cc:	CPC-Commissions Secretary; Carroll, John (BOS); Board of Supervisors (BOS)
Subject:	BOS File No. 250682 - LETTER OF OPPOSITION: Consolidating the North Beach SUD and NCD and Expanding Allowable Uses and Use Size Limits
Date:	Monday, September 8, 2025 1:54:42 PM
Attachments:	THD Letter to Supervisor Sauter_ FILE NO. 250682 (1).pdf Joint Letter Opposing Priority Ordinance 6.25.25.pdf THD Letter to Planning Commission NBNCD 9.4.25.pdf

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Dear President So and Members of the Planning Commission:

The Telegraph Hill Dwellers, a neighborhood organization founded in 1954 representing over 500 members in North Beach and Telegraph Hill, has long been devoted to supporting and protecting small businesses, protecting tenants and existing affordable housing, and seeing that our neighborhood commercial corridors continue to balance tourism with community-serving businesses. Legislation we have championed over the many years has enhanced variety, limited vacancies, and inhibited the type of real estate speculation that could have cannibalized the most unique, community-serving establishments in our neighborhood. The proposed legislation would reverse decades of preservation and zoning efforts by dedicated residents and businesses and greatly diminish our neighborhood.

We are writing in strong opposition to Supervisor Sauter's proposed legislation and to ask the Commission to please consider recommending against the amendments as set forth below.

Maintain the North Beach Special Use District (NBSUD).
We strongly oppose the proposed legislation to eliminate the North Beach Special Use District (SUD) and "consolidate" it with the North Beach Neighborhood Commercial District (NCD). The North Beach SUD, set forth in Planning Code Section 780.3, was carefully designed to protect and enhance the special character of one of San Francisco's most important, historic and celebrated neighborhoods. It was enacted to protect residential and commercial uses and use sizes, Legacy Businesses, and our renowned architectural and cultural heritage. Supervisor Sauter's legislative proposal to eliminate the North Beach SUD -- and to "consolidate" it into the NCD chart in Section 722 – would significantly diminish the intended protections embodied in the NBSUD. We therefore urge the Commission to please reject the proposed elimination of the North Beach SUD.

Retain the Existing Prohibition on Storefront Mergers.
We oppose the proposed amendment to allow mergers without even a Conditional Use Authorization. Discouraging storefront mergers has helped to preserve our vibrant neighborhood, minimize commercial vacancies, and retain small businesses, including our numerous Legacy Businesses, that would have long disappeared without these controls. These provisions have long proven successful in protecting the delicate ecosystem of our celebrated neighborhood-serving businesses by incentivizing landlords to retain existing small business spaces that command lower per square foot rents than larger storefronts. Not only do these small-scale diverse businesses serve our community, but they also attract more small businesses, tourists, and visitors from throughout San Francisco, the region, nationally and

internationally, maintaining a healthy balance between tourist-serving and neighborhood-serving businesses. Supervisor Sauter's proposal to allow storefront mergers is a solution looking for a problem insofar as commercial vacancies in the NBNCD are at an all-time low. For these reasons, we urge the Commission to please retain the prohibition on storefront mergers and reject the proposal to allow storefront mergers in the North Beach NCD.

Keep the Existing Non-Residential Use Size Limits.
We also strongly also oppose Supervisor Sauter's proposed increases in the Non-Residential Use Size Limits in the North Beach NCD from the existing 2,000 square feet to 3,000 square feet. The existing Non-Residential Use Size limit of 2,000 square feet, with a required Conditional Use Authorization for use sizes between 2,000 and 4,000 square feet, has been instrumental in protecting and maintaining a scale of uses and development appropriate to North Beach. The existing use sizes are also largely responsible for the successes of our commercial corridors by preventing the incursion of larger retail uses likely to catalyze rent increases that would result in displacement of our existing businesses. We do not believe this proposed change is necessary or warranted. We respectfully urge the Commission to please reject the proposed increase in the Non-Residential Use Size limit and maintain the upper Use Size limit of 4,000 square feet.

Maintain the Existing Controls for Limited Restaurants.
We also oppose Supervisor Sauter's proposal to allow Limited Restaurant Use as principally permitted for the reasons that follow. The existing legislation was enacted to stem the proliferation of new restaurants and bars that had replaced so many neighborhood-serving businesses in order to achieve a more stable balance of diverse businesses. It has proven a helpful tool in retaining and welcoming non-restaurant uses that make North Beach so special like Biordi's, Jeffrey's, Paparazzi, Knits and Leather, 101 Records, Locali, Macchiarini Creative Designs, and so many more. It also has helped reduce vacancy rates. Under the existing ordinance, when a space formerly occupied by a Limited Restaurant, Restaurant, or Bar has become vacant, it has been quickly re-filled because the conversion of other non-eating and drinking spaces is not allowed in the NBNCD. Objective surveys of the NBNCD conducted at intervals over the past 40 years show that once a retail space is converted to an eating and drinking use, it rarely if ever reverts back given the expense of converting the space and the resulting increased rent the converted space commands. For these reasons, we respectfully urge the Commission to please maintain the existing controls for Limited Restaurants and reject the proposal to make Limited Restaurants a principally permitted use.

Prohibit Flexible Retail Uses on Upper Floors.
We oppose the amendment proposed by Supervisor Sauter to allow Flexible Retail uses to be principally permitted on all floors in the North Beach NCD. While THD can support allowing Flexible Retail uses on the first floor only as principally permitted, we strongly oppose allowing Flexible Retail uses on the upper floors where conversion to retail uses should continue to be prohibited in order maintain upper floor housing units and to protect tenants from eviction and displacement. We believe the Supervisor shares our long-standing commitment to preserve residential uses above the ground floor with the goal of "no loss of residential units" and will agree to this change in his proposed legislation. We therefore urge the Commission to please recommend prohibiting Flexible Retail uses on upper floors in the North Beach NCD.

Maintain Existing Prohibition on Health Care Uses On Ground Floor.
We strongly oppose the proposed amendment to allow new Health Care uses on the ground

floor. Health care uses are currently allowed and should continue to be allowed with a Conditional Use authorization above the first floor *provided no residential units or tenants are displaced.* We believe the existing prohibition of these uses on the ground floor has worked as intended to keep out healthcare facilities including such facilities as One Medical and other Urgent Care facilities that would have deadened our lively commercial corridors. Such health care facilities are located nearby outside of the North Beach NCD where they are more appropriate. Health care uses are allowed and should continue to be allowed with a Conditional Use authorization above the first floor provided no residential units are lost and not tenants are displaced. We ask the Commission to please recommend maintaining the existing prohibition on ground floor Health Care uses.

Retain the Requirement for Conditional Use Authorization for Walk Up Uses.
Our opposition to the proposed amendment to change Walk Up Uses from Conditional Use to principally permitted is based on two issues. First, given the mixed use nature of the North Beach NCD characterized by dense residential uses above ground floor commercial uses, public input is important and Walk-Up uses should continue to be subject to Conditional Use authorization instead of being principally permitted as proposed. Second, we are concerned about the proliferation of "ghost kitchens" and would support an amendment to the Planning Code to define and prohibit "ghost kitchens" in the North Beach NCD and in other NCDs, which are not a beneficial use in any NCD. We ask the Commission to please recommend maintaining the existing Conditional Use Authorization for Walk Up Uses in the North Beach NCD. In addition, consider asking the Planning Department to create a new definition and controls for "Ghost Kitchen" Use.

Continue to Exclude the North Beach Neighborhood Commercial District from the Priority Processing Program.
Finally, as we stated in our joint letter to the Commission of June 25, 2025 (see attached), we strongly oppose Supervisor Sauter's proposed inclusion of the North Beach NCD in the Priority Processing Program from which North Beach, along with the Calle 24 Latino Cultural District SUD, have long been exempted. We are deeply concerned that there is no longer any guarantee that Conditional Use authorizations will be publicly noticed or even receive a public hearing. Planning Department staff explained to the Planning Commission on June 26, 2025, that Priority Processing does not require public notice and may not even need to appear on the Planning Commission agenda as a consent item if the Commission delegates its authority to Planning Department staff. As stated by Planner Aaron Starr to the Commission: *". . . these projects would no longer be required to be on the consent calendar, so it allows for scheduling flexibility. However, our default would continue to be to have these on the consent calendar unless directed otherwise by this Commission."* We urge the Commission to please recommend that the North Beach NCD continue to be excluded from the Priority Processing Program.

* * * * * * *

We met with Supervisor Sauter regarding the above matters and conveyed our comments to him by letter dated August 19, 2025 (see attached).

Thank you very much for your attention. We ask that you consider our comments in your deliberation.

Sincerely,

Telegraph Hill Dwellers
Nick Ferris, President
Stan Hayes, Co-Chair, Planning & Zoning
Sarah Goldsmith, Board Member

June 25, 2025

Lydia So, President
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(Via email: lydia.so@sfgov.org)

RE: STRONG OPPOSITION TO PRIORITY PROCESSING ORDINANCE
Item 21: Case No. 2025-004740PCA [Board File No. 250538]

Dear President So and Commissioners,

On behalf of Calle 24 Latino Cultural District (Calle 24), the North Beach Business Association (NBBA), the Chinatown Community Development Center (CCDC), and the Telegraph Hill Dwellers (THD), we are writing to express our strong opposition to the addition of the Calle 24 Latino Cultural District SUD, the North Beach Neighborhood Commercial District (NCD), and the North Beach Special Use District (SUD) to the Planning Code's Priority Processing Program.

Historically, in recognition of the special nature of Calle 24 and North Beach, their long-standing mix of community-serving businesses at risk of displacement, including Legacy Businesses, murals, festivals, and architectural design and character, they have long been exempted from the Planning Code's Priority Processing Program, ensuring that Conditional Use Authorizations (CUA) require public notice, thorough review prior to approval, and time for the community to gather and provide input.

The proposed legislation before you would include for the first time Calle 24 and North Beach within the Planning Code's Priority Processing Program. The proposed amendments to the Priority Processing Program would also for the first time include formula retail uses and streamline the conditional use process for larger retailers rather than the small businesses it was intended to serve. We believe the program has worked as it is – to accelerate the review of certain small business crucial to the city and our communities' economic vitality, while providing protection for the existing small businesses in Calle 24 and North Beach. **We strongly oppose the proposed legislation and the inclusion of Calle 24 and North Beach within the Priority Processing Program**.

Contrary to the Planning Department's claims in its staff report that these changes "support economic recovery and advance the City's broader objectives related to racial equity, neighborhood vitality, and small business retention," the proposed changes to Calle 24 and North Beach would have the opposite effect.

These neighborhoods have been leading the way to economic recovery as evidenced by the vitality of our commercial corridors today. In both Calle 24 and North Beach our retail spaces have a lower vacancy rate today than before the pandemic. Our neighborhoods celebrate the cultural and

racial composition of our businesses, and strive to retain our existing thriving small business, many of them Legacy Businesses, many owned by immigrant and low-income entrepreneurs sustaining their businesses. Further, the existing controls to prevent the incursion of formula retail uses has protected these small businesses from the likely rent increases chain stores and restaurants could catalyze.

We believe that the elimination of these protections would threaten our small businesses with displacement, especially given the proposed massive upzoning of the City's commercial corridors.

Through the protections long enjoyed by Calle 24 and North Beach, including their exemption from the Priority Processing Program, our commercial districts exemplify today the City's stated objectives of economic recovery, neighborhood vitality, and small business retention. These protections have been working. **Please do not undermine the success of these neighborhoods. The proposed legislation is a solution looking for a problem that doesn't exist. One size does not fit all.**

CCDC respects the wishes of Calle 24 and North Beach organizations to continue to be excluded from the Priority Processing Program and joins in this letter because we strongly believe neighborhoods should have the right to self-determination. We understand that the Priority Processing Program already includes Chinatown districts and works as it is for small business owners. We believe in clearer pathways for community serving businesses but maintain that formula retail establishments should not be given this level of streamlining. Historically, Chinatown has fought to conserve the independent retail ecosphere despite the proliferation of bank branches, McDonalds, etc. The proposed streamlining for formula retail establishments would reduce opportunities for businesses that are reflective of the community, such as affordable grocery stores, restaurants, and businesses that embody the heart and soul of our communities.

Please reject the Planning Department's recommendations to add the Calle 24 Latino Cultural District SUD, the North Beach NCD, and the North Beach SUD to the Planning Code's Priority Processing Program and reject the proposed streamlining of formula retail uses.

Thank you very much for your consideration.

Sincerely,

Erick Arguello, President
Calle 24 Latino Cultural District

Stuart Watts, President
North Beach Business Association

Rosa Chen, Director of Planning & Policy
Chinatown Community Development Center

Nick Ferris, President
Telegraph Hill Dwellers

cc: Kathrin Moore, Vice President kathrin.moore@sfgov.org
Theresa Imperial, Commissioner theresa.imperial@sfgov.org
Derek Braun, Commissioner commissions.secretary@sfgov.org
Amy Campbell, Commissioner amy.campbell@sfgov.org
Sean McGarry, Commissioner sean.mcgarry@sfgov.org
Gilbert Williams, Commissioner gilbert.a.williams@sfgov.org
Jonas Ionin, Secretary commissions.secretary@sfgov.org
Supervisor Danny Sauter danny.sauter@sfgov.org
Supervisor Jackie Fielder Jackie.fielder@sfgov.org

September 4, 2025
Via Email

Lydia So, President & Members
San Francisco Planning Commission
49 S Van Ness Ave., Suite 1400
San Francisco, CA 94103

RE: **BOS File No. 250682 - LETTER OF OPPOSITION**
Consolidating the North Beach SUD and NCD and Expanding Allowable Uses and Use Size Limits

Dear President So and Members of the Planning Commission:

The Telegraph Hill Dwellers, a neighborhood organization founded in 1954 representing over 500 members in North Beach and Telegraph Hill, has long been devoted to supporting and protecting small businesses, protecting tenants and existing affordable housing, and seeing that our neighborhood commercial corridors continue to balance tourism with community-serving businesses. Legislation we have championed over the many years has enhanced variety, limited vacancies, and inhibited the type of real estate speculation that could have cannibalized the most unique, community-serving establishments in our neighborhood. The proposed legislation would reverse decades of preservation and zoning efforts by dedicated residents and businesses and greatly diminish our neighborhood.

We are writing in strong opposition to Supervisor Sauter's proposed legislation and to ask the Commission to please consider recommending against the amendments as set forth below.

Maintain the North Beach Special Use District (NBSUD).

We strongly oppose the proposed legislation to eliminate the North Beach Special Use District (SUD) and "consolidate" it with the North Beach Neighborhood Commercial District (NCD). The North Beach SUD, set forth in Planning Code Section 780.3, was carefully designed to protect and enhance the special character of one of San Francisco's most important, historic and celebrated neighborhoods. It was enacted to protect residential and commercial uses and use sizes, Legacy Businesses, and our renowned architectural and cultural heritage. Supervisor Sauter's legislative proposal to eliminate the North Beach SUD -- and to "consolidate" it into the NCD chart in Section 722 – would significantly diminish the intended protections embodied in the NBSUD. We therefore urge the Commission to please reject the proposed elimination of the North Beach SUD.

Retain the Existing Prohibition on Storefront Mergers.

We oppose the proposed amendment to allow mergers without even a Conditional Use Authorization. Discouraging storefront mergers has helped to preserve our vibrant neighborhood, minimize commercial vacancies, and retain small businesses, including our numerous Legacy

Businesses, that would have long disappeared without these controls. These provisions have long proven successful in protecting the delicate ecosystem of our celebrated neighborhood-serving businesses by incentivizing landlords to retain existing small business spaces that command lower per square foot rents than larger storefronts. Not only do these small-scale diverse businesses serve our community, but they also attract more small businesses, tourists, and visitors from throughout San Francisco, the region, nationally and internationally, maintaining a healthy balance between tourist-serving and neighborhood-serving businesses. Supervisor Sauter's proposal to allow storefront mergers is a solution looking for a problem insofar as commercial vacancies in the NBNCD are at an all-time low. For these reasons, we urge the Commission to please retain the prohibition on storefront mergers and reject the proposal to allow storefront mergers in the North Beach NCD.

Keep the Existing Non-Residential Use Size Limits.

We also strongly also oppose Supervisor Sauter's proposed increases in the Non-Residential Use Size Limits in the North Beach NCD from the existing 2,000 square feet to 3,000 square feet. The existing Non-Residential Use Size limit of 2,000 square feet, with a required Conditional Use Authorization for use sizes between 2,000 and 4,000 square feet, has been instrumental in protecting and maintaining a scale of uses and development appropriate to North Beach. The existing use sizes are also largely responsible for the successes of our commercial corridors by preventing the incursion of larger retail uses likely to catalyze rent increases that would result in displacement of our existing businesses. We do not believe this proposed change is necessary or warranted. We respectfully urge the Commission to please reject the proposed increase in the Non-Residential Use Size limit and maintain the upper Use Size limit of 4,000 square feet.

Maintain the Existing Controls for Limited Restaurants.

We also oppose Supervisor Sauter's proposal to allow Limited Restaurant Use as principally permitted for the reasons that follow. The existing legislation was enacted to stem the proliferation of new restaurants and bars that had replaced so many neighborhood-serving businesses in order to achieve a more stable balance of diverse businesses. It has proven a helpful tool in retaining and welcoming non-restaurant uses that make North Beach so special like Biordi's, Jeffrey's, Paparazzi, Knits and Leather, 101 Records, Locali, Macchiarini Creative Designs, and so many more. It also has helped reduce vacancy rates. Under the existing ordinance, when a space formerly occupied by a Limited Restaurant, Restaurant, or Bar has become vacant, it has been quickly re-filled *because* the conversion of other non-eating and drinking spaces is not allowed in the NBNCD. Objective surveys of the NBNCD conducted at intervals over the past 40 years show that once a retail space is converted to an eating and drinking use, it rarely if ever reverts back given the expense of converting the space and the resulting increased rent the converted space commands. For these reasons, we respectfully urge the Commission to please maintain the existing controls for Limited Restaurants and reject the proposal to make Limited Restaurants a principally permitted use.

Prohibit Flexible Retail Uses on Upper Floors.

We oppose the amendment proposed by Supervisor Sauter to allow Flexible Retail uses to be principally permitted on all floors in the North Beach NCD. While THD can support allowing Flexible Retail uses on the first floor *only* as principally permitted, we strongly oppose allowing Flexible Retail uses on the upper floors where conversion to retail uses should continue to be prohibited in order maintain upper floor housing units and to protect tenants from eviction and displacement. We believe the Supervisor shares our long-standing commitment to preserve residential uses above the ground floor with the goal of "no loss of residential units" and will agree to this change in his proposed legislation. We therefore urge the Commission to please recommend prohibiting Flexible Retail uses on upper floors in the North Beach NCD.

Maintain Existing Prohibition on Health Care Uses On Ground Floor.

We strongly oppose the proposed amendment to allow new Health Care uses on the ground floor. Health care uses are currently allowed and should continue to be allowed with a Conditional Use authorization above the first floor *provided no residential units or tenants are displaced.* We believe the existing prohibition of these uses on the ground floor has worked as intended to keep out healthcare facilities including such facilities as One Medical and other Urgent Care facilities that would have deadened our lively commercial corridors. Such health care facilities are located nearby outside of the North Beach NCD where they are more appropriate. Health care uses are allowed and should continue to be allowed with a Conditional Use authorization above the first floor provided no residential units are lost and not tenants are displaced. We ask the Commission to please recommend maintaining the existing prohibition on ground floor Health Care uses.

Retain the Requirement for Conditional Use Authorization for Walk Up Uses.

Our opposition to the proposed amendment to change Walk Up Uses from Conditional Use to principally permitted is based on two issues. First, given the mixed use nature of the North Beach NCD characterized by dense residential uses above ground floor commercial uses, public input is important and Walk-Up uses should continue to be subject to Conditional Use authorization instead of being principally permitted as proposed. Second, we are concerned about the proliferation of "ghost kitchens" and would support an amendment to the Planning Code to define and prohibit "ghost kitchens" in the North Beach NCD and in other NCDs, which are not a beneficial use in any NCD. We ask the Commission to please recommend maintaining the existing Conditional Use Authorization for Walk Up Uses in the North Beach NCD. In addition, consider asking the Planning Department to create a new definition and controls for "Ghost Kitchen" Use.

Continue to Exclude the North Beach Neighborhood Commercial District from the Priority Processing Program.

Finally, as we stated in our joint letter to the Commission of June 25, 2025 (see attached), we strongly oppose Supervisor Sauter's proposed inclusion of the North Beach NCD in the Priority Processing Program from which North Beach, along with the Calle 24 Latino Cultural District SUD,

have long been exempted. We are deeply concerned that there is no longer any guarantee that Conditional Use authorizations will be publicly noticed or even receive a public hearing. Planning Department staff explained to the Planning Commission on June 26, 2025, that Priority Processing does not require public notice and may not even need to appear on the Planning Commission agenda as a consent item if the Commission delegates its authority to Planning Department staff. As stated by Planner Aaron Starr to the Commission: "*. . . these projects would no longer be required to be on the consent calendar, so it allows for scheduling flexibility. However, our default would continue to be to have these on the consent calendar unless directed otherwise by this Commission.*" We urge the Commission to please recommend that the North Beach NCD continue to be excluded from the Priority Processing Program.

* * * * * * *

We met with Supervisor Sauter regarding the above matters and conveyed our comments to him by letter dated August 19, 2025 (see attached).

Thank you very much for your attention. We ask that you consider our comments in your deliberation.

Sincerely,

Telegraph Hill Dwellers

Nick Ferris, President
Stan Hayes, Co-Chair, Planning & Zoning
Sarah Goldsmith, Board Member

Cc: Lydia So, President *lydia.so@sfgov.org*
Kathrin Moore, Vice President *kathrin.moore@sfgov.org*
Derek W. Braun, Commissioner *derek.braun@sfgov.org*
Amy Campbell, Commissioner *amy.campbell@sfgov.org*
Theresa Imperial, Commissioner *theresa.imperial@sfgov.org*
Sean McGarry, Commissioner *sean.mcgarry@sfgov.org*
Gilbert Williams, Commissioner *gilbert.a.williams@sfgov.org*
Jonas Ionin, Director of Commission Affairs *commissions.secretary@sfgov.org*
John Carroll, Clerk, LUTC *John.Carroll@sfgov.org*
Angela Cavillo, Clerk *Board.of.Supervisors@sfgov.org*

August 19, 2025
Via Email

Supervisor Danny Sauter, District 3
Michelle Andrews, Legislative Aide
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: FILE NO. 250682
[Consolidating the North Beach Special Use and Neighborhood Commercial Districts and Expanding Allowable Uses and Use Size Limits in Certain Zoning Districts]

Dear Supervisor Sauter and Ms. Andrews,

Thank you for taking the time to meet with members of the Telegraph Hill Dwellers Board to discuss your proposed changes to North Beach Neighborhood Commercial District (NBNCD) legislation. As an organization representing over 500 members of our community, these conversations are crucial to our work to advocate for our community's needs in our shared goal of seeing our neighbors and neighborhoods thrive.

As we shared with you during our meeting, the Telegraph Hill Dwellers cannot support your legislation as currently written. We urge you to make amendments to the legislation so that the legislation matches the positive intentions that you expressed to us at our meeting.

First, we urge you to retain the prohibition on storefront mergers and to oppose the amendments that would allow such mergers without even a conditional use authorization. Further, we do not support storefront mergers even if they were limited based on some maximum size cutoff. However, in very special individual circumstances (e.g., eviction of a legacy business, fire displacement such as happened to Coit Liquors), we would be willing to support a special legislative exception allowing a storefront merger on a limited case-by-case basis.

Discouraging storefront mergers has helped preserve our vibrant neighborhood, minimize commercial vacancies and retain small and Legacy Businesses that would have long disappeared without these controls. These provisions have long proven successful in protecting the delicate ecosystem of our celebrated neighborhood-serving businesses by incentivizing landlords to retain existing small business spaces that command lower per square foot rents than larger storefronts. Not only do these small-scale diverse businesses serve our community, but they also attract more small businesses, tourists, and visitors from throughout San Francisco, the region, nationally and internationally. This helps maintain the balance between tourist-serving and neighborhood-serving businesses, a value we share in common. Moreover, as we said in our conversation, this feels like a solution looking for a problem insofar as ground floor commercial vacancies in the NBNCD are at an all-time low.

Respectfully, we also oppose your proposed increase in Non-Residential Use Size Limits from 2,000 square feet to 3,000 square feet in the NBNCD. The existing 2,000 square feet use size, with a Conditional Use Authorization required for use sizes between 2,000 and 4,000 square feet, has been instrumental in protecting and maintaining a scale of use and development appropriate to North Beach. We do not believe this proposed change is necessary or warranted.

The North Beach Special Use District (NBSUD) set forth in Planning Code Section 780.3 was specifically designed to protect and enhance the special character of one of San Francisco's most important, historic and celebrated neighborhoods. It protects residential and commercial uses and use sizes, Legacy Businesses, and our renowned architectural and cultural heritage. We strongly oppose its elimination. As written your proposed legislation significantly diminishes protections for recognized historic resources, storefront mergers and residential protections. If, however, you insist on consolidating the NBSUD with the NBNCD, the amended Section 722 must fully capture the NBSUD's intentions and protections and incorporate all definitions and controls in the zoning chart and footnotes. We do not believe your proposed amendments adequately accomplish this. If you are committed to eliminating the NBSUD, we are happy to work with you to craft acceptable language and changes. Please let us know if we can help.

We also must oppose your proposal to allow Limited Restaurant Use as principally permitted for the reasons that follow. The existing legislation was enacted to stem the proliferation of new restaurants and bars that had replaced so many neighborhood-serving businesses in order to achieve a more stable balance of diverse businesses. It has proven a helpful tool in retaining and welcoming non-restaurant uses that make North Beach so special like Biordi's, Jeffrey's, Paparazzi, Knits and Leather, 101 Records, Locali, Macchiarini Creative Designs and so many more. It also has helped reduce vacancy rates. Under the existing legislation, when a space formerly occupied by a Limited Restaurant, Restaurant, or Bar has become vacant, it has been quickly re-filled because the conversion of other non-eating and drinking spaces is not allowed in the NBNCD. Objective surveys of the NBNCD conducted at intervals over the past 40 years show that once a retail space is converted to an eating and drinking use, it rarely if ever reverts back given the expense of converting the space and the resulting increased rent the space commands. For these reasons, we urge you to maintain the existing controls for Limited Restaurants.

We appreciate that we have a strong shared commitment to preserving residential uses above the ground floor and we share the goal of "no loss of residential units." With this in mind, THD supports allowing Flexible Retail uses only on the first floor as principally permitted, but opposes Flexible Retail uses on the upper floors in the NBNCD where it should be prohibited in order to maintain the existing housing units in the floors above our businesses and protect tenants from eviction and displacement. In our meeting we were pleased that you agreed with us on this issue.

As to your proposed changes to Walk-Up uses, we have two issues. First, given the mixed-use nature of our commercial district characterized by dense residential uses above ground floor commercial, public input is important and Walk-Up uses must be subject to conditional use authorization and not be as a principally permitted use as you propose. Second, we are pleased that you share our concern about the proliferation of "ghost kitchens" and support an amendment to your legislation to define and prohibit "ghost kitchens" in the NBNCD which we both agreed are not beneficial for North Beach. We are happy to work with you to draft language that would create a new definition for "ghost kitchens," to include food preparation facilities designed for delivery-only or takeout orders, without a traditional dine-in space. Health Care uses on the ground floor should continue to be prohibited. These office-type uses deaden our active ground floor uses and don't belong in North Beach. This prohibition has worked as intended, maintaining the lively ground floor ambiance of the neighborhood by keeping out large healthcare facilities such as One Medical and the proliferation of other Urgent Care facilities. These facilities are established nearby outside of the NBNCD where they are more appropriate. Such uses should be allowed with conditional use above the first floor provided no residential tenants are displaced.

Finally, as we stated in our joint letter of June 30, 2025, attached, we request that the NBNCD continue to not be included in the Priority Processing Program. We are deeply concerned that there is no longer any guarantee that conditional use authorizations will be publicly noticed or even receive a public hearing. Planning Department staff explained to the Planning Commission on June 13, 2025, that Priority Processing does not require public notice and does not even need to appear on the Planning Commission agenda as a consent item if the Commission delegates its authority to Planning Department staff. As stated by Planner Aaron Starr at the Commission meeting:

> *". . . these projects would no longer be required to be on the consent calendar, so it allows for scheduling flexibility. However, our default would continue to be to have these on the consent calendar unless directed otherwise by this Commission."*

At our meeting you seemed to indicate that there is legislation which will restore the longstanding guarantees of public notice and a public hearing. We are unaware of such legislation, but if you have it, please provide a copy or a link. Otherwise, please continue to exclude North Beach from the Priority Processing Program.

We agree that changes to the NBNCD should be data driven, and in collaboration with the North Beach Business Association, we are in the midst of updating the commercial survey of the NBNCD to collect accurate, up-to-date information to better inform decisions. We believe the data will support what we are experiencing. Namely, that North Beach is thriving and has led the City in our post-pandemic recovery. Let's work together to utilize the objective results of this survey to come up with the best amendments to our current laws.

We share your stated values of protecting tenants, supporting affordable housing, maintaining rent-control units, supporting small businesses, and seeing that our neighborhood

continues to balance tourism with community-serving businesses.

We look forward to continuing to work with you on this evolving legislation.

Telegraph Hill Dwellers

Nick Ferris
Stan Hayes
Sarah Goldsmith

From:	Deborah Baldini
To:	Sauter, Danny (BOS); Dennis Phillips, Sarah (CPC); rachel.tanner@sfgov.org; Chen, Lisa (CPC); So, Lydia (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Campbell, Amy (CPC); Mcgarry, Sean (CPC); Williams, Gilbert A (CPC); CPC-Commissions Secretary; Board of Supervisors (BOS); Lurie, Daniel (MYR); Imperial, Theresa (CPC)
Subject:	URGENT: Northbeach Redevelopment
Date:	Thursday, September 11, 2025 1:37:01 PM

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

Deborah Baldini
Owner, Biordi Art Imports
412 Columbus Ave.
San Francisco, CA 94133
deborah@biordi.com
415 392 8096

September 11, 2025

To:
Mayor Daniel Lurie
Supervisor Danny Sauter
Sarah Dennis-Phillips, Director of Planning
Rachel Tanner, Director, Citywide Planning
Lisa Chen, Planner

CC: Planning Commission:
Lydia So, President
Kathrin Moore, Vice President
Theresa Imperial
Derek Braun
Amy Campbell
Sean McGarry
Gilbert Williams
Jonas Ionin, Secretary
Board of Supervisors

Re: Protecting the Cultural and Economic Integrity of North Beach Amid Zoning Redevelopment Proposals

Dear Mayor Lurie and Supervisor Sauter and Planning Commision,

As the owner of **Biordi Art Imports**, a proud, multi-generational **legacy business** that has called North Beach home since 1946, I am writing to express my deep concern—and

cautious hope—regarding the proposed redevelopment and rezoning plans for District 3.

North Beach is not simply a neighborhood. It is a living, breathing cultural landmark. It is one of the last enclaves in San Francisco where history, small businesses, and a true sense of community are still palpable. And while I fully recognize the urgent need to meet our city's state-mandated housing goals, I urge you—and our city leadership—to adopt a strategy that does not sacrifice our soul in the process.

We are at an inflection point. If we are not deliberate and inclusive, this plan could permanently alter the character of North Beach, displace the very businesses and families that make it unique, and erode the economic and cultural ecosystem that has taken generations to build.

Priority Concerns to Address

To protect our neighborhood while advancing housing goals, I respectfully ask that you champion the following provisions:

- **Developer-Funded Relocation Assistance**: Require all new development that displaces existing businesses to provide **meaningful relocation assistance** funded by developers—not by taxpayers or small businesses.
- **"Warm Shell" Standards for Returning Tenants**: Ensure that returning businesses can operate in **ready-to-use commercial spaces**, not raw concrete boxes that require $100,000+ buildouts. Without this, return is not a real option.
- **Base Height Limits for North Beach & Waterfront Areas**: Maintain a firm base height of **40 feet** in historic corridors like Columbus Avenue, with any bonuses subject to **design review and step-back requirements** to preserve the scale and skyline.
- **Preservation of Historically Registered Buildings**: Codify protections for all buildings with architectural or cultural significance. Incentivize adaptive reuse rather than demolition.
- **Protection of Columbus Avenue Commercial Corridor**: This iconic artery is the beating heart of North Beach. Overdevelopment or glass monoliths will forever damage the character and walkability of this corridor.
- **Equitable Distribution of Density**: Do not overburden North Beach. Housing targets must be met **equitably across all neighborhoods**, including those with greater available space and fewer historic constraints.
- **Affordable Housing for Working Families**: Require that a **meaningful percentage**

of units are set aside for **working- and middle-class renters**—not just market-rate or luxury buyers. Our restaurant workers, artists, teachers, and small business staff must be able to live where they work.

A Path Forward: Bridging Growth and Preservation

As a business owner and community member, I do not stand in the way of growth. I stand in favor of **smart, inclusive, and culturally sensitive development**.

That's why I am asking not just for policy changes—but for collaboration. I propose the creation of a **North Beach Roundtable**, a working group of residents, small business owners, developers, cultural leaders, and city planners to co-design this transformation **together**, rather than in conflict.

Let us pilot a **community-first development** that meets housing mandates while uplifting the identity of North Beach. Let us be a model for the rest of the city—and state—in how growth and preservation can coexist.

I appreciate your time and leadership, and I would welcome the opportunity to speak further about how we can preserve the legacy of North Beach while embracing its future.

Respectfully,
Deborah Baldini
Owner, Biordi Art Imports
deborah@biordi.com

415 392 8096

From: Amy B
To: Board of Supervisors (BOS)
Subject: Please oppose North Beach proposal
Date: Thursday, September 11, 2025 9:03:13 AM

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

Hello, my name is Amy Blumenthal. I have lived in North Beach since 1994.

I strongly oppose this rezoning proposal. North Beach is a historic and cultural district, a major tourist destination, and home to long-standing small businesses and residents. Upzoning here would mean demolition, displacement, and permanent loss of the character that makes this neighborhood unique.

Please, please, please reject or significantly revise this plan to protect the community and its history.

Thank you.
AmyB.

Item 16

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); Entezari, Mehran (BOS); BOS Legislation, (BOS)
Subject:	FW: SUPPORTING BOS Meeting September 9, 2025 Agenda Item #25 [Recognizing La Playa Village Neighborhood] File #250899
Date:	Monday, September 8, 2025 3:22:00 PM

Dear Supervisors,

Please see the below communication regarding File No. 250899.

File No. 250899 - Resolution recognizing La Playa Village neighborhood and resident community for its historical, architectural, and cultural significance.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: aeboken <aeboken@gmail.com>
Sent: Saturday, September 6, 2025 6:32 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: SUPPORTING BOS Meeting September 9, 2025 Agenda Item #25 [Recognizing La Playa Village Neighborhood] File #250899

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

TO: Board of Supervisors members

FR: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: BOS Meeting September 9, 2025 Agenda Item #25 [Recognizing La Playa Village Neighborhood] File #250899

Position: Supporting

Sunset-Parkside Education and Action Committee (SPEAK) joins with District 4 organizations in recognizing the La Playa Village Neighborhood.

###

Sent from my Verizon, Samsung Galaxy smartphone

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); Entezari, Mehran (BOS); BOS Legislation, (BOS)
Subject:	FW: Strongly CONCURRING with BOS Meeting September 9, 2025 Agenda Item #32 [Opposing the U.S. Environmental Protection Agency"s Proposal to Rescind the 2009 Greenhouse Gas Endangerment Finding] File #250909
Date:	Monday, September 8, 2025 3:27:00 PM

Dear Supervisors,

Please see the below communication regarding File No. 250909.

File No. 250909 - Resolution opposing the United States (U.S) Environmental Protection Agency's proposal to rescind the 2009 Greenhouse Gas Endangerment Finding; urging the Bay Area Air Quality Management District to adopt a similar position; and reaffirming the City and County of San Francisco's commitment to strong climate action and air quality protections.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org| www.sfbos.org

From: aeboken <aeboken@gmail.com>
Sent: Saturday, September 6, 2025 7:23 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Strongly CONCURRING with BOS Meeting September 9, 2025 Agenda Item #32 [Opposing the U.S. Environmental Protection Agency's Proposal to Rescind the 2009 Greenhouse Gas Endangerment Finding] File #250909

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

TO: Board of Supervisors members

FR: Eileen Boken,
State and Federal Legislative Liaison

Coalition for San Francisco Neighborhoods*

*For identification purposes only.

RE: BOS Meeting September 9, 2025 Agenda Item #32 [Opposing the U.S. Environmental Protection Agency's Proposal to Rescind the 2009 Greenhouse Gas Endangerment Finding] File #250909

Position: Strongly CONCURRING

I would like to thank Supervisor Walton and his aides for being the primary sponsor of this legislation.

Since the 1980s there has been a preponderance of scientific evidence that burning fossil fuels is an endangerment to human health and the environment.

There is an overwhelming consensus among scientists in support of these findings.

In 2009, the Obama administration formalized these findings.

It's my understanding that when the current U.S. Environmental Protection Agency Administrator, Lee Zeldin, was in the House of Representatives (NY-1) and the New York State Senate (3rd district) that there are recordings of him stating his support for the Endangerment Finding.

It's only now that he is a member of the Trump administration that he has changed his position to conform with Trump's position.

###

Sent from my Verizon, Samsung Galaxy smartphone

Item 17

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
Subject:	FW: Request for Special Commission Meeting Regarding Safety Concerns
Date:	Wednesday, September 10, 2025 2:41:00 PM

Hello,

Please see below for communication from Behavioral Health Commissioner Bahlam Vigil regarding safety concerns.

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 | www.sfbos.org

From: Bahlam Javier Vigil <bahlamjavier@gmail.com>
Sent: Friday, September 5, 2025 2:16 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Gray, Amber (DPH) <amber.gray@sfdph.org>; Kunins, Hillary (DPH) <hillary.kunins@sfdph.org>
Subject: Request for Special Commission Meeting Regarding Safety Concerns

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

Dear Members of the Board of Supervisors, Director Kunins, and Clerk Gray,

I am writing to formally raise urgent safety concerns regarding Commissioner Alex Humphry's recent conduct within the community and during commission proceedings. Multiple community members have informed me that Commissioner Humphry has been spreading harmful rumors and false allegations about me. In addition, during commission meetings, there have been multiple instances of aggression that have created a hostile and unsafe environment.

I am especially concerned because Commissioner Humphry has allegedly made homophobic and transphobic comments about me and others, both to commissioners and to community members. This behavior not only undermines the integrity of the commission but also puts my personal safety at risk. I fear that, if unaddressed, this pattern of misconduct may escalate further and result in direct harm.

Given the seriousness of these issues, I respectfully request that a **special commission meeting be convened** to address this matter directly, to ensure the safety and accountability of all commissioners and protect the integrity of the commission's work.

Thank you for your attention to this urgent matter. I am available to provide additional information or documentation as needed, and I trust that the Board, Director Kunins, and Clerk Gray will take these concerns seriously.

Sincerely,

Bahlam J. Vigil

Item 18

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
Subject:	FW: More waste at SFMTA
Date:	Wednesday, September 10, 2025 2:43:00 PM

Hello,

Please see below for communication from Stephen Ramos regarding the San Francisco Municipal Transportation Agency.

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 | www.sfbos.org

From: Stephen Ramos <stephen.ramos@comcast.net>
Sent: Monday, September 8, 2025 11:37 AM
To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; MTABoard@SFMTA.com; SauterStaff <SauterStaff@sfgov.org>
Subject: More waste at SFMTA

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

Good morning,

I sent an email to the Mayors office, Board of Supervisors and the SFMTA board on 8/28/2025 about issue and waste going on inside SFMTA. I wanted to follow up and was wondering if these issues were being looked into?

That being said, Friday last week it was brought to my attention that yet again more waste is happening inside the SFMTA. I was told Julie Kirschbaum authorized a company called "The Wathen Group" to come in and do data collection, for what? They are requiring supervisory staff to take this course or courses from this same group. Upper management staff is still threatening us with layoff and making managers " trim the fat" so to speak. but yet these same managers are authorizing and paying outside groups to come in for things like this.

In a budget crises, we should be saving money to prevent layoff and financial hardship for hard working employees, not wasting more money on outside companies for more data collection. If the Majors office, Board of Supervisors or SFMTA board can look into what is going on it would be greatly appreciated. The hard working SFMTA employee are already worried about there jobs and can't help but wonder what is going on. When they see managers (who's jobs aren't on the line) constantly wasting money but then turn around and threaten our jobs.

Thank you so much for you time,

Stephen Ramos
Machinists Union Local 1414 Shop Steward
7381 Automotive Mechanic

Item 19

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
Subject:	FW: Electric vehicles with motors in bike lanes
Date:	Wednesday, September 10, 2025 2:44:00 PM

Hello,

Please see below for communication from Carla Leshne regarding motorized electric vehicles in bicycle lanes.

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 | www.sfbos.org

From: carla leshne <cleshne@yahoo.com>
Sent: Monday, September 8, 2025 9:43 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Electric vehicles with motors in bike lanes

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

Dear Supervisors,

The bike lanes have become extremely unsafe in recent months. I live south of market, and use a bike most days to commute. Motorized scooters and bikes, and now motorcycles with large wheels speed by others in the lane at a high speed. I have nearly been hit on multiple occasions. The introduction of delivery bikes for rent through an app has really driven up the speed and danger in the bike lane. When riding, one has to often veer out of the way of a rock or a piece of glass, and when a quiet speeding motorcycle is whizzing by, it is a recipe for injury. It will only be a short while before someone gets badly hurt, if that has not already been the case. The delivery ebikes are going as fast as most cars on city streets, and could easily be in traffic, except that they prefer to whiz around the cars to avoid traffic and make their deliveries.

I am no longer feeling safe in the bike lanes, and I am a seasoned rider. When I mentioned this to a friend, she told me that people in the Mission are now riding bikes on the sidewalk, to stay out of the motorized speeding traffic in the bike lanes. Also, not safe for pedestrians.

I hope that you will consider this issue and intervene before someone is killed.

Carla Leshne

Item 20

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); Jalipa, Brent (BOS)
Subject: FW: RV ban outreach update #1: Sept 11, 2025
Date: Thursday, September 11, 2025 1:19:00 PM
Attachments: Screenshot_20250911-080545.png
Screenshot_20250911-080555.png
Screenshot_20250911-080607~2.png
Screenshot_20250911-080600~2.png
Screenshot_20250911-080550~2.png
Screenshot_20250911-050224.png
Screenshot_20250911-050403.png

Hello,

Please see below for communication from Ramona Mayon regarding Ordinance No. 122-25.

> **Ordinance No. 122-25, File No. 250655:** Ordinance 1) amending Division I of the Transportation Code to reduce the time that large vehicles may be parked on City streets from overnight to two hours, and modify the time that commercial vehicles may be parked on City streets; 2) amending the Administrative Code to require City departments, including but not limited to the Department of Homelessness and Supportive Housing, the Department of Emergency Management, and the Police Department, to assist the San Francisco Municipal Transportation Agency (SFMTA) with administering a Large Vehicle Refuge Permit Program that exempts certain large vehicles from the two-hour parking restriction under certain conditions; 3) urging SFMTA to develop a fair review process and to develop further exceptions to the two-hour restriction as may be needed to support the public interest; 4) amending the Park Code to impose a two-hour parking limit on large vehicles on park property; 5) amending the Port Code to impose two-hour parking limits on large vehicles on Port property; and 6) affirming the Planning Department's determination under the California Environmental Quality Act. (Mayor, Melgar, Mandelman, Engardio, Dorsey, Sherrill)

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 | www.sfbos.org

From: Ramona Mayon <ramonamayon@yahoo.com>
Sent: Thursday, September 11, 2025 11:26 AM
To: Modi, Kunal (MYR) <kunal.modi@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; HSH Grievances <hshgrievances@sfgov.org>; HRC.Commission <HRC.Commission@sfgov.org>; Badasow, Bridget (HOM) <bridget.badasow@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; SherrillStaff <SherrillStaff@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>
Subject: RV ban outreach update #1: Sept 11, 2025

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

To Whom It May Concern:

This new legislation has been in effect for 12 days. Zero information has been disseminated to the people except the Dept's FAQs sheet back in June. Most on the street don't have the ability to go find even that.

Where is the information on:

1) criteria for being included in the Registry that 437 large vehicle dwellers were involuntarily included in - how did you pick us out of the 1,443 vehicles in the 2024 P.I.T. count? No, seriously, I want to know and I have standing to ask a court to make you tell me because I'm in that disgusting thing (i.e. proof is a 72-hour move notice with RV license plate plus receipts from shopping in Bayview area during the three days of the count).

How exactly did you choose who would be treated to forced sedentarinazation? What standards? I definitely noticed how the ethnic gypsyTraveller wasn't a 'group' in the Dept's FAQs. Attached below. US State Dept memo from October 2020. Gypsies exist. Why does the Dept. in this DEI enclave continue to treat us as subhumans not worthy of life?

In 2025, that's the question I bring to the table. Especially considering the abundance of data you hold on us. This is a fascist level of (present and future) surveillance we are talking about here and on people not suspected of crimes. I think that's going to be your legal problem right there. We aren't actually criminals. You aren't actually helping us. Instead you plan to open-endedly surveil us for the purpose of excommunication from a large American city.

2) contact info for the new large vehicle task force - I am sick of this rudeness of your "teams" showing up without an appointment - it is set-up this way so the Dept. can say they "tried" to reach us, and then keep using our data to get grant money. NOTE: anyone coming anywhere near me to discuss my housing rights is going to be recorded - there's a sign in the window. I'd prefer emails sent to ramonamayon@yahoo.com because there's no argument about their admissibility in court;

3) transparency mechanism for those in the (possibly-illegal) Registry who are willing to "engage consistently" with case management - judging from the way my HMIS records were massively altered when I started the VTC tenant union in Oct-Dec 2023, this has to be a thing done in the best interests of the refugee people.

Oh yes, that's what you are making them out to be, if you hand out refuge permits for the large vehicle homes, you are telling people they are refugees...you know, of course, that word endows more protection than most any of other good words in the English language...I look forward to watching the people's homestead instincts take over when you hand out those permit papers and they are suddenly ALLOWED to exist in the public space IF they sign and just follow your rules... hilarious...y'all

reallyyyyyyyyyyy haven't thought this through! Of course, with that nice $13 million bump for two years to eradicate us, who cares?!

4) method of establishing what shelter that is being "offered" is, actually, safe because after how the 35 at the VTC were treated, people should beware of the Dept.;

5) what exactly is the 'good neighbor' policy that the refugee people are expected to sign in order to be allowed to remain undisturbed (but monitored) in their RVs?

6) where can the refugee people find out their "status" on said permit, and appeal it, if necessary - - - yes I saw the letter from the Dept. about the need to create a process, but where is it?

7) what Problem Solving Services - especially SFMTA/ SFPD ticket forgiveness - is there for people like myself who can prove they were in SF during the 'count', but who have NO INTENTION of giving up their only valuable property to a ludicrous buy-back program offering $175 a linear foot? Have you priced used RVs these days? My solar set-up is worth that alone.

Please note I can prove that I did "engage consistently" with case management since Nov 16, 2020 by way of emails and audio. My HMIS files show 40 visits from HOT alone during the sixteen months on the beach. There have been five since I left the VTC. On tape, over and over, I was promised "case plan funding" from April 15, 2021 until Feb 4, 2022 and then again from Aug 9, 2022 to March 9, 2025. On paper, over $20,000 was spent on my RV yet no one managed to get to the registration because no repairs were actually achieved by THREE sets of City-paid mechanics (last two were unlicensed and the first took $499 for doing a job Aug 31, 2022, when I can prove on tape I firmly refused his services).

On the tiresome topic of repairs to my RV, on August 21, 2025, following oral argument at the Appeals Court, on the steps I had an interesting little chat with the deputy City Attorney of that (now-closed) case. She seems to be under the impression that my RV was fully-repaired and runs fine and it's somehow my fault I haven't left town. How bizarre. Where do you think she got that idea from?

Since being on the street, volunteer mechanics solved my starting problem by removing a broken spark plug and then a complete ignition rebuild all way down to the distributor. I kept all receipts. Nearly $1,000 in parts. Free labour. Both former neighbors at the VTC and tenant union members. It starts and it runs. Fully drivable. Some other work needs doing. The tires that the mechanic hired by the Dept put on it are car passenger tires so it's extremely dangerous to drive it. Those needs replacing, the other repairs done, (new) tickets cleared, smog, DMV. Then I can move north to a rural RV park which has always been the goal, since day #1. I have insurance already, that I've paid since my husband's death in 2020.

In order to show the Court I had to do this on my own (with an income from SSI $1224 and food stamps $25), I am starting a GoFundMe next week for the funds to do the remainder of the work so I can leave San Francisco in December. Or is it November that I am to be run out of town?

I think you are all so blinded by your hatred of the common vehicle dwellers that you don't realize how bad this looks. A (then) 62-year-old woman with cancer with a simple request costing $4,500: to get the RV legal so she can move to a rural RV park and live quietly til God takes her home.

Nope. You put her in a SuperFund site and dug up toxic dirt for two-and-half years lying about funding for repairs. But did spend $20,000 on paper on unlicensed mechanics. Left her to rot. Spent $2 million to dig that toxic dirt all the time. Never turned any energy to getting her out, even though the rules this very Board of Supervisors wrote in 2019, say 60 to 90 days. Was there two-and-half years, waiting to die.

But then when she didn't die, and kept making noise to HUD, and the media, why, you broke her beloved RV even MORE then you closed "safe parking" and threw her (and 25 others) to the street. Sent David Nakanshi from HSOC to scare her by showing her the tow list with her RV listed. No one else in America will think this is normal. They would see the benefit in getting her to an RV park she could pay without subsidy and where she was GONE from San Francisco.

Instead, after that money spent on paper, she is still on your streets, living in fear, waiting for the inevitable tow truck.

See, that's the part I want the people to know. Sure, we all know it's all a scam, because you have the power to just make up wild, unworkable, new policies without a speck of citizen input. Zero accountability. Anybody can see that. But what I want people to realize is that I - and the others - have been telling you, the Board of Supervisors, and the commissioners, just what's been going on and what do you do? Ya throw us outta town. In 2025 y'all make up a code that would please the most racist bastard in the KKK in my home state of Louisiana.

Still collecting money in my name, though, in all our names, in spite of zero services, zero communication, and zero attempts to help, since March 3, 2025, out in the streets I have been re-assessed TWICE for the purpose of staying in the Dept.'s database. March 12 and again in August. She told me I had been "deactivated". I bet.

This is a bureaucratic shell game because there is no delivery of services. Well, on paper. In real-time, only misery. Tipping Point Foundation hardwired the Dept. You have a real problem on your hands. This is beyond dystopian. One day, far away, you are going to remember I told you I studied his grant-giving patterns and the man has designed the motherboard at the Dept.

NOTE: I no longer write the brass at the Dept. but this missive is being also sent to HSH grievances email address as an effort to prove to the Court that I inquired about the matter of my 'housing situation' and was ignored yet again. I started sending grievances May 1, 2024 as a resident at the VTC and received zero response to any them. I expect no answer to this one.

However, failure to respond to me as the life-threatening RV ban is taking hold, this is just further proof to the people that the Dept is not a real agency at all, but instead, is merely a silo to catch grant money, using the data of the thousands of "persons experiencing homelessness", but only to add to the Dept's portfolio of slum hotels and the completely unsupervised grants to their stable of non-profiteers.

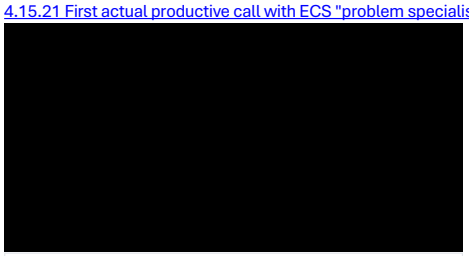
After 52 months inside the Dept's databank, more than four years of being on the mythical housing ladder, explaining and pushing and pleading and waiting and waiting and waiting, it's obvious to me the current plan is to seize my RV without a warrant or pre-seizure hearing, whenever I am gone to the hospital or out doing errands. Let me, once again, be very clear that when my RV is taken, the only alternative I see is come live in front of City Hall in a tent. I am a gypsyTraveller. I will never live in your

nasty, germ-ridden rooms and warehouses. But I won't be there long.

As I have stated before, I have terminal breast cancer with the tumor breaking through the skin any day. It won't be pretty and I read that it's going to be very, very painful. I park as close as I can to my medical provider because cancer has a unique set of emergency issues. What a thing to have to face wound care without my home.

Difficult to understand is why no one at any point during this hell, why no one would simply help me accomplish what the Dept. said from the beginning they would do. Here is the tape of the very first problem solver saying so:

4.15.21 First actual productive call with ECS "problem specialist" (asked for help 11.16.20)



4.15.21 First actual productive call with ECS "problem specialist" (asked for help 11.16.20)

It's hatred of vehicle dwellers. Plain and simple. No other explanation makes sense. Why not just do what was promised?

The Dept spent nearly half-a-million dollars to "care" for me at the Vehicle Triage Center for two-and-half years and then spent even more money to repair my RV (but only on paper), then upon my protest to HUD and others including the media, threw me to the streets unrepaired and unregistered. What other plan can there be? Tows are openly discussed as the solution in articles and the news videos and comment boxes by the 'real' residents.

State-created danger, to say the least.

That's why I am informing the large vehicle task force by way of this email I assume will be forwarded, that this particular RV you should consider the progress I am making (on my own) in returning to the rural life I had before my husband's death at the beginning of the COVID-19 pandemic. Right away I got the smog and tags in my minivan. It was legal the week of the eviction. Then I maxed out my credit cards to buy parts to get RV running,and also have kept the insurance up on it to this day, as well as I have the paperwork ready to go smog as soon as I can save $. Re. further repairs, with the winter rains about to start, I need to address damage done by last City mechanic up there too. This month, the roof is being repaired. Also, I went and received all my belongings from storage where I put them so the RV could be towed by the neighbors's small pickup truck until it ran April 15, 2025. This is my HOME. It has all my papers and photos and memories in it. It is a work in progress. My effort to keep my home (under WIC 9200) is worthy and I refuse to give up. The zone of privacy I have around the HOME section of this 'hybrid vehicle' (California v. Carney) is protected by both the state and federal Constitution. I am doing everything in my power to leave the City this winter as commanded. I will show all future courts this letter to prove I was making good-faith efforts in spite of bad health, widowhood, and poverty.

If you take it, and I have to come live at City Hall, I promise you, I won't be out there alone. I'ma call up every single person that has ever been hurt by the Dept. of Gaslighting to come keep me company as I die.

I already have a case open and waiting in court if it is seized. I will have paper filed into it within the half-hour. I have told God I am ready. The extreme grief I will experience losing this RV is because my husband is still alive in here, thus he will die all over again, and that's the grief that will kill me. The City and County of San Francisco will be murdering me by theft of my home with deliberate Indifference to me being exposed to the elements in winter. You all know how sick I am. I will make sure it is as public a death as humanly possible for a woman of my means. You have to understand, I am a gypsy. I'm not like you. I need to live on wheels.

That y'all think that SFMTA 7.2.58 is a perfectly reasonable, constitutional solution to the presence of nomadic people in your midst, instead of simply opening normal RV parks and campgrounds, since Park & Rec holds the deed to 4,000 plus acres of open land, speaks to the class war we find ourselves in at these end times.

Sincerely,
Ramona Mayon

5G 33% 8:05
state.gov/defining-anti-roma
16

An official website of the United States Government Here's how you know

★ ★ ★

Defining Anti-Roma Racism*

OFFICE OF THE SPECIAL ENVOY FOR HOLOCAUST ISSUES

The U.S. Department of State has used the working definition of Anti-Roma racism* since it was adopted by the International Holocaust Remembrance Alliance (IHRA) as a legally non-binding definition in 2020. The effort to draft a **working definition** of anti-Roma racism was spearheaded by experts in the IHRA

Committee on the Genocide of the Roma in consultation with representatives of civil society. As a member of IHRA, the United States has encouraged other governments and international organizations to adopt the definition.



Anti-Roma racism has existed for centuries. It was an essential element in the persecution and annihilation policies against Roma as perpetrated by Nazi Germany, and those fascist and extreme nationalist partners and other collaborators who participated in these crimes.

Anti-Roma racism did not start with or end after the Nazi era but continues to be a central element in crimes perpetrated against Roma. In spite of the important work done by the United Nations, the European Union, the Council of Europe, the

Organization for Security and Cooperation in Europe, and other international bodies, the stereotypes and prejudices about Roma have not been delegitimized or discredited vigorously enough so that they continue to persist and can be deployed largely unchallenged.

Anti-Roma racism is a multi-faceted phenomenon that has widespread social and political acceptance. It is a critical obstacle to the inclusion of Roma in broader society, and it acts to prevent Roma from enjoying equal rights, opportunities, and gainful social-economic participation.

Many examples may be given to illustrate anti-Roma racism. Contemporary manifestations of anti-Roma racism could, taking into account the overall context, include, but are not limited to:

- Distorting or denying perse ne genocide of the Roma

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5G 33% 8:06

- Enacting policies without legal basis or

establishing the conditions that allow for the arbitrary or discriminatory displacement of Roma communities and individuals.

- Holding Roma collectively responsible for the real or perceived actions of individual members of Roma communities.
- Spreading hate speech against Roma communities in whatever form, for example in media, including on the internet and on social networks.

* The United States uses the term anti-Roma racism, as the **IHRA working definition** recommends that Member Countries use the preferred term in their national context.

** The word 'Roma' is used as an umbrella term which includes different related groups, whether sedentary or not, such as Roma, Travellers, Gens du voyage, Resandefolket/De resande, Sinti, Camminanti, Manouches, Kalés, Romanichels, Boyash/Rudari, Ashkalis, Égyptiens, Yéniches, Doms, Loms and Abdal that may be diverse in culture and lifestyles. The

that may be diverse in culture and lifestyles. The present is an explanatory footnote, not a definition of Roma.

TAGS

Holocaust Issues

Office of the Special Envoy for H

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- Distorting or denying persecution of Roma or the genocide of the Roma.
- Glorifying the genocide of the Roma.
- Inciting, justifying, and perpetrating violence against Roma communities, their property, and individual Roma.
- Forced and coercive sterilizations as well as other physically and psychologically abusive treatment of Roma.
- Perpetuating and affirming discriminatory

stereotypes of and against Roma.

- Blaming Roma, using hate speech, for real or perceived social, political, cultural, economic, and public health problems.
- Stereotyping Roma as persons who engage in criminal behavior.
- Using the term “Gypsy” as a slur.
- Approving or encouraging exclusionary mechanisms directed against Roma on the basis of racially discriminatory assumptions, such as the exclusion from regular schools and institutional procedures or policies that lead to the segregation of Roma communities.
- Enacting policies without legal basis or establishing the conditions that allow for the arbitrary or discriminatory displacement of Roma communities and individual
- Holding Roma collectively r eal

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The Working Definition of Anti-Roma Racism*

Adopted on 8 October 2020

Acknowledging with concern that the neglect of the genocide of the Roma has contributed to the prejudice and discrimination that many Roma** communities still experience today, and accepting our responsibility to counter such forms of racism and discrimination (Articles 4 and 7 of the IHRA 2020 Ministerial Declaration, article 3 of the Stockholm Declaration), the IHRA adopts the following working definition of anti-Roma racism:



Anti-Roma racism is a manifestation of individual expressions and acts as well as institutional policies and practices of marginalization, exclusion, physical violence, devaluation of Roma cultures and lifestyles, and hate speech directed at Roma as well as other individuals and groups perceived, stigmatized, or persecuted during the Nazi era, and still today, as

"Gypsies." This leads to the treatment of Roma as an alleged alien group and associates them with a series of pejorative stereotypes and distorted images that represent a specific form of racism.

To guide the IHRA in its work, the following is being recognized:

Anti-Roma racism has existed fo

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essential element in the persec

n





4:20 PM · Sep 9, 2025 · **499** Views

1 4 3

Ramona Mayon @48thUSPresident · 18s
Any plans to fight the RV ban ?

5G 15% 5:04

x.com/StreetSheetSF/status/

17

Post

Street Sheet
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> **Coalition on Homelessness** @TheCoalitionSF · Sep 9
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12:16 PM · Sep 10, 2025 · **150** Views

1 1 1

Ramona Mayon @48thUSPresident · 18s
Any plans to fight the RV ban?



Item 21

From:	Board of Supervisors (BOS) on behalf of 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); Jalipa, Brent (BOS)
Subject:	2 Letters regarding File No. 250603
Date:	Thursday, September 11, 2025 1:38:00 PM
Attachments:	2 Letters regarding File No. 250603.pdf

Hello,

Please see attached for 2 letters regarding File No. 250603, Ordinance No. 137-25.

> **File No. 250603, Ordinance No. 137-25:** Ordinance amending the Park Code to authorize the Recreation and Park Department to charge fees for reserving tennis/pickleball courts at locations other than the Golden Gate Park Tennis Center; and affirming the Planning Department's determination under the California Environmental Quality Act. (Mayor)

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 | www.sfbos.org

From: Robert Cook
To: Board of Supervisors (BOS); Lurie, Daniel (MYR)
Date: Saturday, September 6, 2025 7:49:17 PM

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

Hello Mayor and Board of Supervisors

I am deeply disappointed in you all for passing the legislation to allow Parks and Rec to charge for reservations of public tennis courts.

This was a cut and dry litmus to show if you support community and inclusion.

Instead you chose to enact legislature to divide our community, in a place where people could at least meet for a moment in equal belonging you have emphasized that first and foremost we should remember that we are consumers.

There is no world in which I believe you are foolish enough to think the funds collected will equate to anything of use for contributing to our city, especially once the services involved take their cut.

There is also no way in which you fell for the claims that utilization is negatively impacted by free reservations as this claim was commonly questions by our own board of supervisors without any response or evidence from the parks and leadership claiming it.

In a time where the worst people are doing their very best to bolden the lines separating us, you have chosen to join them in the very easiest context to have said No.

Sincerely,
Robert Cook

From: Mary Finley
To: Board of Supervisors (BOS)
Cc: Nancy Jones
Subject: Fwd: New Tennis and Pickleball Court Fees on Days Courts Are Too Wet to Play
Date: Saturday, September 6, 2025 7:15:10 PM

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

>
> Kind people:
>
> I agree with Nancy 100%. You may want to focus on the online IT and end user support infrastructure to support court reservations, charging and cancellation fee refunds due to weather…and it can most certainly wait until 2026 until you have a chance to test and perfect same. The reservation system is "klunky" as is for end users and the way it is policed and managed.
>
> Also, you may want to consider in this process of providing/supporting the SF Park & Rec Pickleball community and residents, a system to standardize that all tennis and pickleball courts are maintained and nets are provided, secure and replaced when damaged or stolen (to name a few courts that need help Rossi nets and wind shields and nets, Parkside court maintenance and nets, Buena Vista nets).
>
> Kind regards,
> Mary Finley
> 415.246.2299
> Sent via iPhone - please forgive typos and random auto corrects
>
>> On Sep 4, 2025, at 9:28 AM, Mary Finley <mary@jfgrp.com> wrote:
>>
>> Get it Nancy! I will dupe and revise that letter and send it in. Love the power of letter writing!
>> Kind regards,
>> Mary Finley
>> 415.246.2299
>> Sent via iPhone - please forgive typos and random auto corrects
>>
>>>> On Sep 4, 2025, at 9:06 AM, Nancy Jones <ltwjones@hotmail.com> wrote:
>>>
>>> Dear Mr. Ginsburg, Mr. Lurie, and members of the SF Board of Supervisors
>>>
>>> Today is a good example of the problem with the new fee schedule for use of public tennis and pickleball courts which begins in three weeks: Courts have been wet since early morning. Still wet. Unsafe for tennis or pickleball. We cancelled our reservation because unsafe to play. In your new fee system, the person who reserved the court will still be charged a portion of the reservation fee. Even private courts, such as Goldman Tennis Center, do not charge a fee when courts are not safe to play. As a matter of fact, GTC sends an email to those with reservations notifying them the courts are too wet to play!!
>>> Before implementing the fee for use of public courts, please develop a system that does not charge a cancellation fee when it is too wet to play.
>>> There is no need to start charging residents in October. Since you won't charge the private schools that use the courts until 2026, please delay charging taxpaying residents who use the courts until you have developed a system that takes into consideration weather-caused cancellations.
>>>
>>> Thank you for considering this request.
>>>

>>> Nancy Jones
>>> Fourth generation San Franciscan

Item 22

From:	Board of Supervisors (BOS) on behalf of 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:	186 Letters regarding File Nos. 250700 and 250701
Date:	Thursday, September 11, 2025 2:37:00 PM
Attachments:	186 Letters regarding File Nos. 250700 and 250701.pdf

Hello,

Please see attached for 186 letters regarding File Nos. 250700 and 250701.

File No. 250700: Ordinance amending the Zoning Map to implement the Family Zoning Plan by: amending the Zoning Use District Maps to: 1) reclassify certain properties currently zoned as various types of Residential to Residential Transit Oriented - Commercial (RTO-C); 2) reclassify properties currently zoned Residential Transit Oriented (RTO) to Residential Transit Oriented - 1 (RTO-1); 3) reclassify certain properties from Residential districts other than RTO to RTO-1; 4) reclassify certain properties currently zoned Neighborhood Commercial (NC) or Public (P) to Community Business (C-2); and 5) reclassify certain properties from Public to Mixed-Use or Neighborhood Commercial Districts; amending the Height and Bulk Map to: 1) reclassify properties in the Family Zoning Plan to R-4 Height and Bulk District; 2) change the height limits on certain lots in the R-4 Height and Bulk District; and 3) designating various parcels to be included in the Non-Contiguous San Francisco Municipal Transportation Agency Sites Special Use District (SFMTA SUD); amending the Local Coastal Program to: 1) reclassify all properties in the Coastal Zone to R-4 Height and Bulk District; 2) reclassify certain properties to RTO-C and Neighborhood Commercial District; 3) designate one parcel as part of the SFMTA SUD; and 4) directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under the City's Local Coastal Program and the California Coastal Act of 1976. (Mayor, Sauter, Mahmood, Dorsey)

File No. 250701: Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this Ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and

minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit certain Legacy Businesses to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, and 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing Sustainability District; amending the Local Coastal Program to implement the Housing Choice-San Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302. (Mayor)

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 | www.sfbos.org

From: Beth Chia
To: Lurie, Daniel (MYR)
Cc: Board of Supervisors (BOS); Dennis Phillips, Sarah (CPC); wtpcc-delegates@googlegroups.com
Subject: Family Zoning Plan
Date: Wednesday, September 10, 2025 10:10:59 PM
Attachments: Letter of Family Zoning Plan.docx

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

Beth Liwen Chia
390 Santa Ana Avenue
San Francisco, CA 94127

September 10, 2025

To: daniel.lurie@sfgov.org
cc:Board.of.Supervisors@sfgov.org,
sarah.dennis-phillips@sfgov.org,
wtpcc-delegates@googlegroups.com

The Honorable Daniel Lurie
Mayor of the City and County of San Francisco
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Via email and U.S. Mail

Re: "Family Zoning Plan"

Dear Mayor Lurie,

The Balboa Terrace Homes Association represents approximately 950 residents, with a mix of families and seniors. Our neighborhood generally reflects the racial make of the city. We shop, eat and do business in West Portal and on Ocean Ave. We strongly oppose the so-called "Family Zoning Plan" as it threatens to destroy the small businesses we rely on and will reduce existing family housing through speculative development and demolition.

This proposal isn't a family housing plan - it's a demolition plan. Density decontrol, as proposed, eliminates unit limits on single-family parcels. It incentivizes demolition of some of San Francisco's most affordable family housing stock to make way for high-rent, small-unit developments unsuitable for families. This plan encourages speculative development for high income singles that will drive up land values, displace families, and erode thriving communities.

This proposal will destroy thriving communities. The proposed unconstrained up zoning and density decontrol will destabilize neighborhoods, drive tenant and small business evictions, and hollow out small, local business districts like Ocean Avenue, West Portal Avenue and Lakeside Village.

The state's 82,000-unit housing mandate ignores economic realities. San Francisco should instead challenge the state's arbitrary and unrealistic population projections, since it is already the densest city in California and the second densest city in the United States, second only to New York City. The high cost of housing in New York City proves that densification does not produce lower housing costs.

The City does not face a housing supply shortage. In fact, the Planning Department's Q2 2025 data shows a pipeline of 71,183 new units, including over 10,000 units near Ingleside Terraces at Balboa Reservoir, Stonestown, and Parkmerced. Meanwhile, the city's population has declined by 31,938 since 2020, with an estimated 36,000 vacant units. The proposal's emphasis on increasing the supply of housing units is not based on the facts. Over the past 30 years, as the housing stock grew 27% and the

population increased only 11%, rent and housing prices still soared. The development encouraged by this proposal will be market-rate and aimed towards higher income individuals, further exacerbating affordability problems.

We propose the following recommendations to align any zoning plan with community and citywide goals:

1. **Remove Density Decontrol and maintain setbacks, height transitions, and massing rules. -** Existing approved projects in the pipeline and capacity can accommodate more than the arbitrary 82,000-state mandated new housing units without demolishing thriving neighborhoods. Your efforts to reduce bureaucratic and regulatory barriers such as permit reform will stimulate more construction activity more quickly than would blanket up zoning.

2. **Remove provisions that allow 65' heights on interior residential street corner lots and 8,000 square foot lots.** This provision will result in taller, randomly-placed towers among otherwise consistent 1-4 story residential blocks — with no relationship to neighborhood form or any broader planning vision. Proposed lot mergers will invade vital greenbelts, backyards, and trees that provide vital open space in an otherwise dense urban environment.

3. **Provide for a forty-foot height limit** on residential and commercial corridors.

4. **Protect historic resources and prohibit demolition of existing housing stock:** Require alternatives to demolition of eligible historic resources (Category A). Apply Preservation Design Standards to new projects in Category A neighborhoods.

5. **Provide housing choices scaled for families with children** and increase the required family housing units consistent with the City's family-friendly policies. Preserve the small business.

6. **Ensure adequate infrastructure** – San Francisco's infrastructure will not support massive increases in building even the plan were to encourage it. Providing additional water, electricity, fire, police, and sewer capacity will be expensive and time consuming. Muni is already facing chronic deficits and cannot take additional strain. Increased zoning density should not be approved until infrastructure studies have been conducted and capital projects are approved and funded to support the proposed new development.

7. **Incentivize building the existing pipeline:** Encourage developers to build approved units or, if they do not, revoke entitlements.

8. **Repurpose under-utilized buildings:** Offer greater incentives to convert under-utilized downtown structures into housing as has been successfully done in Washington DC, New York and Los Angeles.

In conclusion, the "Family Zoning Plan" as proposed encourages the demolition of sound housing, invites speculation, drives up costs, destroys architecturally historic structures, paves over green space and destroys our sense of community.

We ask that you adopt these recommendations, reject density decontrol, and formulate a sensible plan that preserves our neighborhoods, prioritizes affordability, and includes community input. We strongly

support the building of new housing, but any new housing plan needs to be sensible and include the input and collaboration of those who will be most affected. We demand to be heard.

Very truly yours,

Beth Li-Wen Chia

From: covaron@everyactioncustom.com on behalf of Christine Varon
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 9:08:33 AM

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

Dear Board of Supervisors,

My name is Christine Baron and I live in district too with my family of three children and a full-time care provider for my 24 year-old disabled adult daughter. We have raised our family here and are grateful to all San Francisco has given to our family.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement

I really hope we can all work together to review and come up with a thought out plan to expand San Francisco’s housing, which it definitely needs, and I am fully support.

Sincerely,
Christine Varon

Sincerely,
Christine Varon
San Francisco, CA 94123

From: marian.research@everyactioncustom.com on behalf of Marian Wallace
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 9:03:33 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

San Francisco's charm and tourist-attractiveness gets eaten away by the kind of building permissiveness for which these new rules pave the way. Once you start to add high rises so easily, there is no turning back. These are not well-though-out plans. They will not benefit the people of San Francisco.

Sincerely,
Marian Wallace
San Francisco, CA 94109

From: cathieanderson@everyactioncustom.com on behalf of Catherine Anderson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 9:01:11 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

As a senior citizen, who worked hard and paid taxes in San Francisco, I thankfully have rent control or I could no longer afford to live here. In my building as units open, they charge market rates, so the landlords are still making a good income. When I retired, making $50,000-$70,000.00/year - depending on circumstances - that was considered a "middle class" salary and I was proud how I was doing. Now my yearly income is considered "lower class". Social Security is based on our salaries we made before current inflation. Inflation if frightening for seniors.

Many seniors live in our building, as well as young persons. We live well together, and seniors provide history and contributed to life to San Francisco. If seniors are displaced and forced out of their own homes to provide space for unknown new younger, richer persons - where would they go? How is this humane? There are many places in and around that can be built up without displacing the current residents. Seniors naturally fade out on their own - either going to more assisted living, or passing away, or other reasons. This has been a natural turn around for rent control apartments for decades, and happens naturally in our building. We have more younger persons than seniors now.

Finally, building towers in neighborhoods that are architecturally historic destroys what we love about San Francisco, and the living conditions for those around it. Blocking sunlight, fresh air and creating more heat and glare for the residents who live around it.

Recently the building commission approved a building to exceed the height limit of our neighborhood by nearly double for the addition of only 5 affordable units. (842 California Street). This huge modern glass building will block sunlight, fresh air and quality of life for the hundreds of current residents living next to it. It may also add heat and glare to the neighborhood. It destroys the victorian feel of the neighborhood and we are in a major pathway for tourists from hotels towards downtown. Many tourists take pictures on our block as this is what they often come to San Francisco for. It will also be devastating for the University Club by basically building a wall in front of their balconies, blocking views for their many weekend rental events.

All this for only 5 units.

I would like more affordable housing of course, but done in a thoughtful way considering current residents, and the history and architecture of the neighborhood. It feels like just building without these considerations, would be similar to what DOGE was criticized for - just demolishing the good things while trying to achieve a goal, instead of doing so in a thoughtful, planned manner.

Please protect current San Franciscans in your future planning.

Sincerely,
Catherine Anderson
San Francisco, CA 94108

From: gfgoffman@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, September 11, 2025 8:53:08 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

California

From: phil.lumsden999@everyactioncustom.com on behalf of Philip Lumsden
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 8:45:43 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

As a North Beach resident for over 30 years, as well as a Coit Tower employee, I am acutely aware of the universal charm and attraction that North Beach has in today's world. I speak with people from all corners of the planet who tell me how they specifically came to SF just to visit North Beach. Its ambience and similarity to several old world European towns draws visitors from everywhere and keeps locals flocking to the neighborhood. Why deliberately change, no--uproot--an already proven enduring success story is beyond me. Especially when it appears to being done without proper notification to the very residents it will most impact. Please reject this proposal and let North Beach thrive again!
ADDITIONAL COMMENTS (optional):

Sincerely,
Philip Lumsden
San Francisco, CA 94133

From: Eric Dasmalchi
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Thursday, September 11, 2025 8:20:22 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Eric Dasmalchi
edasmalchi@gmail.com
3333 Mentone Avenue
San Francisco, California 94130

From:	sf.lorna@everyactioncustom.com on behalf of Lorna Walker
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Thursday, September 11, 2025 7:02:55 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): I live in lower Pacific Heights and, in my voting district, only three blocks are due to be upsized. I can only assume it's because Mayer Lurie did not want to upsize part of his neighborhood and is forcing the "poor "part of district 2 to bear the full brunt of the upsizing. My street is residential and should not be destroyed! Do not vote for this discriminatory upsizing that will destroy San Francisco.

Sincerely,
Lorna Walker
San Francisco, CA 94115

From:	marymmoc@everyactioncustom.com on behalf of Mary OConnell
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Thursday, September 11, 2025 5:16:38 AM

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

Dear Board of Supervisors,

As a San Franciscan, in Cow Hollow ,I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Mary OConnell
San Francisco, CA 94123

From: Ron Nieberding
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Thursday, September 11, 2025 3:37:33 AM

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Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Ron Nieberding
nieberding2@gmail.com
18 10th St Apt 640
San Francisco, California 94103

From: Simone Mittelstaedt
To: Board of Supervisors (BOS)
Cc: Nellie King Solomon
Subject: Don"t Demolish SF
Date: Wednesday, September 10, 2025 11:29:17 PM

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

Dear Members,

My name is Nellie King Solomon, and my family and I have lived on Bellair, a small alley in North Beach, for 53 years. My father built our house, and my 17-year-old daughter is the third generation to live there. We are the urban fabric of this city, and we are being ignored.

The upzoning plan being considered today is an unjust and secretive attack on our neighborhood. Our community was never meant to be on this map. It was not in the original Housing Element.

New Supervisor Danny Sauter and Scott Wiener have thrown us into this plan without asking or even telling our neighbors. This is being done in secret with developers and donors in mind, not with the constituents' needs. It’s bad politics and possibly illegal. This plan is not only politically corrupt but physically flawed for three crucial reasons:

First, my father, a lifetime city planner and low income Architect, explained that the planned pencil towers are not viable for affordable housing on these sites. The land is unstable "fill" from after the 1906 earthquake, and the substantial foundations required mean they can only be built as luxury housing.

Second, these waterfront sites are threatened by rising sea levels.

Third, this plan is based on a false premise. We do not have a housing shortage in this particular area. Six months ago, I found 40 vacant two-bedroom units on Zillow in my immediate blocks alone.

This is a plan that will demolish affordable housing, not create it. I agree with Daniel Lurie that the waterfront needs a facelift, but let's make it walkable low-rise housing that fits the character of San Francisco, not shady, windy tunnels created by high-rises.

Commissioners, I ask you to stop. Don’t give free rein to these developers. You have a cautionary tale right here in San Francisco: Joel Engardio and London Breed ignored their constituents and their careers ended. Please, do not fall into the same trap at our neighborhood's expense.

Your legacy will be the fabric of San Francisco. Let it be a good one. Remove North Beach, the Wharf, and Telegraph Hill from your development map.

Native San Francisco 3 generations in North Beach,
Nellie King Solomon.

Nellie King Solomon
nellie@nelliekingsolomon.com
www.nelliekingsolomon.com
@nelliekingsolomon

From:	Joseph Smooke
To:	Lurie, Daniel (MYR); Bonde, Aly (MYR); So, Lydia (CPC); Moore, Kathrin (CPC); Mcgarry, Sean (CPC); Campbell, Amy (CPC); Williams, Gilbert A (CPC); Imperial, Theresa (CPC); Braun, Derek (CPC); Calvillo, Angela (BOS); Board of Supervisors (BOS); BOS-Legislative Aides; Zisser, David@HCD; Ionin, Jonas (CPC); Dennis Phillips, Sarah (CPC); Chen, Lisa (CPC); Tanner, Rachael (CPC)
Subject:	REP-SF Letter re "Family Zoning Plan"
Date:	Thursday, September 4, 2025 2:14:22 PM
Attachments:	REP-SF Letter re Upzoning 4Sept2025.pdf

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Dear Mayor Lurie, Board of Supervisors President Mandelman and Planning Commission President So,

On behalf of the Race & Equity in all Planning Coalition, SF (REP-SF), please find our letter regarding the "Family Zoning Plan" attached to this e-mail.

REP-SF respectfully submits this letter in advance of, and in reference to the September 11, 2025 Planning Commission hearing on this matter which has been previously referred to as Planning File #2021-005878CWP. It also pertains to Legislative Files #250701, #250700, and #230001.

--joseph

co-founder of People Power Media
Creators of PRICED OUT
See the animation that will change the way you think about housing!

4 September 2025

Mayor Daniel Lurie

Supervisor Rafael Mandelman, President, Board of Supervisors

Planning Commissioner Lydia So, President, Planning Commission

Re: "Family Zoning Plan"

Legislative Files #250701 (Planning, Business and Tax Regulations Codes)

#250700 (Zoning Map)

#230001 (General Plan Amendments)

Planning File #2021-005878CWP, and related

Dear Mayor Lurie, Board of Supervisors President Mandelman, and Planning Commission President So:

The Race & Equity in all Planning Coalition (REP-SF) strongly objects to the Housing Element Rezoning Program, "Family Zoning Plan" (FZP). We have spent numerous hours reading and analyzing the above-referenced legislative files, especially the nearly 500 page File #250701 which establishes the "FZP." REP-SF members and allies, people with decades of experience in policy (both inside and outside City Hall), land use, affordable housing development and policy, tenants rights, and small business issues have collaborated on our analysis of the FZP. As a result of this thorough, collaborative effort, we have the following top-line conclusions:

1. **Recycles Failed Policies:** The Housing Element (Table 4.1-5 from the Housing Element EIR) cites statistics from the US Census showing that over a 70 year period, San Francisco has built just under one and a half new housing units for every new person when relating net new housing to population growth. Spanning periods of white flight from the inner city, suburbanization supported by BART and new highways, Redevelopment, booms and busts of the tech industry, the financial crisis, and the COVID pandemic, the population of our City increased roughly 100,000 people, while

developers built roughly 140,000 new housing units. Currently, based on our Planning Department's Q2 Housing Development Pipeline report, there are 71,183 housing units already entitled.

The problem isn't a lack of past or latent supply. The systemic problem for San Francisco is a lack of sustained investment and prioritization in affordable housing. The Q2 Housing Development Pipeline report provides an indication of this imbalance in that only 17,675, roughly 25%, of the entitled units, are slated to be affordable. The problem is not whether San Francisco is building. Both market rate and affordable developers know how to build in San Francisco. The problem is that for decades, we've seen decreasing investment in affordable housing, and an extraordinary over-reliance on market-based approaches.

While we realize that there is demand for market rate housing, we also see the continuing over-production of market rate housing and the under production of affordable housing as a result of political and systemic failures at all levels of government. When we assess the political failings of the past and recommend what bold solutions should look like in order to build a vital, resilient, affordable City, we have to demand leadership and investment in truly affordable housing. Please refer to REP-SF's Citywide People's Plan for detail about our community-led, visionary and practical plan. You can also see much of this plan reflected in the Housing Element by referring to the attached Implementing Actions which were supposed to have been implemented by the end of January 2025.

2. **Tenants Lose:** The FZP rolls back decades of work by tenant and housing advocates to create a network of tenant protections. Landlords still find ways to evict and forcibly displace tenants, but at least the protections we have won have given us tools for fighting back, to save our neighbors and save our communities. The FZP, however, encourages and enables demolitions, conversions, and mergers of existing housing citywide, including in areas designated through prior legislation as being part of the Priority Equity Geographies Special Use District (PEG). Making matters worse, the FZP's rezoning includes PEG areas, and layers local incentives over state incentives to encourage redevelopment indiscriminately, including sites with existing occupied housing, and existing occupied rent-controlled housing.

3. **No Room for Families:** The FZP claims by its name to be a plan for families, but we can only conclude that this program is titled "Family Zoning Plan" to obscure the fact that this plan actually makes it harder for families to find or secure a future in San Francisco. The application of "form based density" over such a vast area of the City, along with the insufficient 2+ bedroom, and even more meager 3+ bedroom

requirements for developments in the RTO-1, RTO-M and RTO-C districts fall far short of qualifying this FZP as being a zoning plan for families.

4. **No Affordable Housing:** Since the Housing Element passed in January 2023, the City has been incrementally dismantling its inclusionary housing program, in some cases bringing affordable housing requirements for market rate developments down to zero. The City has also blocked significant new funding sources for what used to be among the most productive community-based affordable housing development sectors in the country. The FZP incentivizes market speculation, and increases land values which make it much harder for affordable housing developers to acquire land.

   Various state density bonus programs require very low percentages of on-site inclusionary housing, but the FZP proposes a local alternative to the state density programs so developers won't have to build any of the on-site affordable units required by the state (instead, they can pay a fee or skip any affordability requirement and provide rent control for smaller projects with starting rents and rents for new tenancies being at full market rate).

   The Housing Element requires roughly 47,000 units of housing to be affordable at prices market-rate developers will never provide except at extremely small percentages and only when forced to. Therefore, the FZP makes it impossible for San Francisco to provide more than a small fraction of the affordable housing we desperately need.

5. **Makes "Affordable Housing" Too Expensive:** With the last RHNA cycle, San Francisco built nearly four times more expensive, market rate housing than affordable housing. This FZP puts our City in the position to tilt production even more on the side of expensive market rate housing. The impact that this has on the affordability of "affordable housing" is massive.

   Most of the affordable housing produced in San Francisco is either "inclusionary" or "below market rate" (BMR) units built by market rate developers, or "Low Income Housing Tax Credit" (LIHTC) units built by affordable housing developers. Both of these programs set apartment rents based on a percentage of a target "Area Median Income" (AMI) level. Since the "median income" is the income level at which there's an equal number of households above and below that amount, the more we add households to the higher income levels, the AMI increases. As the AMI increases, household incomes for seniors, disabled, and working people don't increase. However, for these people whose incomes aren't increasing, if they live in BMR or affordable LIHTC housing, or if they're seeking housing in those types of "affordable housing", rents are increasing twice as fast as inflation. Here's a sample set of numbers to illustrate this point:

60% AMI for a 2-person household in 2025 is $74,800. Base rent for a 1-BR apartment for a 60% AMI unit is $1,591.

60% AMI for a 2-person household in 2019 (just prior to COVID) was $59,100. Base rent for a 1-BR apartment for a 60% AMI unit was $1,305.

This is a 22% increase in just 6 years.

The Rent Board increases (based on the increase in the Consumer Price Index) from 2019 to 2025 totaled 11.5%, so the rise in rents based on AMI was double the rate of increase for rent stabilized units.

6. **Attacks Small Businesses:** The FZP creates new incentives for properties with small businesses to be redeveloped, but provides no protections or financial support for locally owned, neighborhood serving small businesses when they are displaced. It also provides no support for these types of businesses that will be impacted by the nearby construction incentivized by the FZP.

   Additionally, the FZP directly attacks locally owned, neighborhood serving small businesses by creating the new RTO-C districts that encourage formula retail and large scale commercial uses that will compete directly with small businesses on adjacent commercial corridors.

7. **Public Sites Giveaway:** The FZP proposes to sell off more than 20 sites owned by a public agency, SFMTA, for market rate development. The ability for a market-rate developer to profit by developing a publicly owned site is an undeserved benefit for a market rate developer, but additionally, the FZP proposes to provide public subsidies to market-rate developers if they increase their inclusionary housing merely to 25% of the units. In the past, SFMTA sites such as Ocean Gateway at the Frida Kahlo Way entrance to City College, have been successfully developed for 100% affordable housing. These 20+ sites identified in the FZP should follow this successful model and put our publicly owned resources to use for the greatest public good which is housing that is affordable for those the market leaves far behind.

There is another pathway forward.

The mission of the Race & Equity in all Planning Coalition is to build a future in San Francisco with diverse communities, stable, affordable housing, and equitable access to resources and opportunities. The Housing Element, and the required rezoning plan, must be rooted in racial and social equity, and refocus on prioritizing affordability and community stability. Following is our outline, including strategies, for how the City can achieve this.

1. **Recognize What SF Has Already Done:**

   San Francisco has already entitled more than 70,000 housing units that are in the pipeline to move into construction. San Francisco must advocate to the California Department of Housing and Community Development (HCD) to count as many of the units already entitled as possible in our Regional Housing Needs Assessment (RHNA) mandates. Using the FZP to upzone for 800,000 primarily expensive, market rate units, for a City that struggles to provide for the infrastructure needs for its current roughly 800,000 residents in order to meet a State mandate of 82,000 units is absurd.

   San Francisco must also advocate to HCD to count Housing Preservation Program (HPP) projects toward the RHNA goals. This is supported by the Board of Supervisors Resolution #250467, passed in May 2025, which supports California State Assembly Bill No. 670 (Quirk-Silva), to allow local governments to count investments in preserving affordable housing toward their Regional Housing Needs Allocation goals.

   In addition, San Francisco must also advocate to HCD to recognize the significant steps the City has taken to comply with the upzoning deadline and efforts to meet our mandates, including 1) fourplex/sixplex legislation; 2) entitlements already conferred (as mentioned above); 3) streamlining measures already in place including Mayor Breed's "Housing Constraints" Legislation, and implementation of SB 423 before the rest of the State, plus permit expediting measures, plus elimination of inclusionary requirements and community impact fees.

2. **Support & Protect Tenants:**

   REP-SF appreciates the leadership of the Planning Commission and the hard work and dedication of Planning staff to work with REP-SF and the SF Anti-Displacement Coalition on legislation that helps to clarify how the State's Housing Crisis Act will be implemented in terms of developer obligations and the rights tenants have when displaced. We hope that this legislation will provide significant tools and systems to mitigate some of the worst damage to our communities and to people's lives that the Housing Crisis Act can cause.

   We need to clearly state, however, that the "Tenant Protection Ordinance" (TPO) is not legislation that creates protections for tenants. All the TPO does is to detail developers' obligations to tenants under a State program that enables the demolition of existing rent controlled and existing occupied housing under a vague set of conditions. The TPO establishes some systems of accountability and enforcement for those conditions.

   While the State's Housing Crisis Act creates vulnerabilities for tenants, the Mayor's FZP creates new threats to tenants that cause REP-SF and SFADC great concern. The

proposed change to Planning Code Section 317 to allow for the demolition of residential flats without a conditional use permit process pursuant to a broad set of scenarios puts thousands of tenants at risk citywide.

The Mayor's FZP also proposes to remove language that appears in the purpose statements for many Zoning Districts throughout the City that states "Existing residential units are protected by limitations on demolitions and upper story conversions" or "To prevent the loss of existing Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code." These are just two examples. Several other Zoning Districts have similar provisions accompanied by zoning tables that show demolitions, mergers, or conversions to be "NP" (not permitted). The FZP proposes to eliminate all these "NP" designations and revise them to "C" (requiring Conditional Use Authorization). However, as elaborated below, the State has caused the Conditional Use process to be preformative and inconsequential.

We have read Planning staff's assertions that the revisions described above are just to be consistent with State law because demolitions and conversions are allowed per the State's Ellis Act. However, it's important to note that the Ellis Act has been in place since 1985. The protections against demolitions and conversions have been in our Planning Code for many years and have been used successfully to challenge and deny proposed demolitions and conversions to protect tenants from eviction. The Ellis Act is not a new State law for which we need to make the proposed revisions to the Planning Code.

We have also read Planning staff's assertions that we have nothing to worry about because all proposed demolitions will be subjected to a Conditional Use Permit process, and the Planning Commission typically rejects project proposals that put tenants at risk. However, the amendment to Section 317 quoted above directly contradicts Planning's assertion by creating an exception to the Conditional Use requirement for residential flats.

Additionally, the State's Housing Crisis Act very clearly disallows the Planning Commission to deny a developer's project that plays by the rules. Since the State considers our Conditional Use Permit process to be a discretionary process, and since the Housing Crisis Act allows for demolitions that displace existing tenants, the fact that the Mayor's FZP proposes to remove language from the Planning Code intended to preserve existing housing and protect tenants, it is clear that the FZP deliberately puts tenants in great danger. The early draft of the Tenant Protection Ordinance that Planning has shared with us attempts to create objective criteria that developers have to meet, otherwise the Planning Commission could deny a project's approval, but that

would only be afforded to tenants in the Priority Equity Geographies SUD. Therefore, we can only interpret these proposed changes to the Planning Code in the Mayor's FZP as a direct attack on tenants and communities throughout the City.

To support and protect tenants, the City must advance and implement the following:

1. Prohibit the demolition of all existing rent controlled units.
2. Restore all language in the Planning Code for Zoning Districts that says that "existing residential units are protected" (and similar) to prevent against demolitions, conversions and mergers of units that have been protected.
3. Retain existing Zoning District controls that disallow and discourage the demolition of existing residential units.
4. Disallow conversions of existing residential units to non-residential.
5. Eliminate the proposed changes to Planning Code Section 317 that encourage demolitions, mergers and conversions of Residential Flats.

3. **Real Family & Dignified Housing**:

REP-SF does not support density decontrol. The proposal to incentivize density decontrol to half of San Francisco contradicts the stated goal of “creating more space for families, workers, and the next generation of San Franciscans.” This approach will result in proliferation of small units, which are only advantageous for developers and investors, and not for the needs of San Francisco’s families.

To support real and dignified family housing, the City must advance and implement the following:

a. The City must require that at least 25% of the units in upzoned areas and along commercial corridors have at least three bedrooms, and that all unit sizes meet the standards established by the California Tax Credit Allocation Committee.
b. Reduce the maximum unit size from 4,000 to 2,800 square feet. Setting a limit of 4,000 square feet is much too large, especially given that there's also an opportunity for project sponsors to build even larger units with a Conditional Use Authorization, and we know that with permit streamlining, a project cannot be denied through the CUA process. Large penthouse-style units should be prohibited as they are always extravagantly expensive.
c. Retain the common area requirement for "efficiency dwelling units with reduced square footage"
d. The minimum size of "efficiency dwelling units with reduced square footage" and group housing units must be 275 square feet. Our member organizations have seen projects approved with efficiency dwelling units as small as 215 square feet

which might be right-sized for an investor who's not planning to live in the unit, but it is entirely insufficient as a "dwelling unit."

e. The "objective design standards" are a step in the right direction. However, the Zoning Administrator must not be able to adopt new standards or revisions to the standards without a public hearing. There must be a process for public input.

4. **Affordable Housing First and Truly, Affirmatively Furthering Fair Housing:**

As REP-SF stated in our April 4 letter addressed to the Planning Commission, Housing Element implementation must focus on affordable housing first.

Please refer to the Housing Element Actions attached in the chart below. Several pathways for funding affordable housing now are outlined in the following Housing Element Actions: 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.9, 1.1.13, and 1.1.14. These include budgeting recommendations, public finance tools, philanthropic and State funding sources, and expanding existing jobs-housing linkage fees.

Lack of available funding to implement these actions is not an excuse. There is more money coursing through San Francisco's economy than ever before. To put this in perspective, San Francisco' population has decreased by 45,000 people since 2019, however its budget has increased from $13B in 2019 to $15.9B for 2025 - 26. With approximately one billionaire for every 11,600 residents, San Francisco has an extreme concentration of wealth to the detriment of the majority of its residents. Planning must advocate for new, progressive revenue sources where needed. Wealthy sectors of the economy must pay their fair share otherwise there is no equity in our Housing Element. Diverting funds earmarked for affordable housing, and not prioritizing initiatives to address these Housing Element actions puts San Francisco out of compliance with its Housing Element and violates the City's legal obligation to Affirmatively Further Fair Housing.

To put affordable housing first, the City must advance and implement the following:

a. Planning should meet with every developer whose entitled project is not moving forward into construction, and for every developer unable to move their project into construction in the next 12 months, the City must negotiate to acquire these sites for affordable housing development.
b. Engage communities in every District to identify priority sites for affordable housing development. Then, create a multi-site Affordable Housing Special Use District (SUD) that includes upzoning these sites for greater feasibility for affordable housing, and restricting market rate housing on these sites to the base heights prior to the FZP.

c. Create a real affordable housing feasibility plan.
    i. Advocate to the State for a multi-year commitment of significantly increased funding for the Multi-Family Housing Program.
        1. Any statewide and regional affordable housing bond measures must be additional to a multi-year budget commitment for affordable housing development and preservation.
    ii. Advocate for a multi-year local commitment of City funding for affordable housing development and acquisitions/ preservation.
d. Public Lands for 100% Affordable/ Social Housing. No more market rate housing development on public lands.
    i. This includes the SFMTA sites.
e. Restore inclusionary housing requirements citywide to 2022 levels.
f. The proposed "use it or lose it" provision in the FZP must have no exceptions or extensions except for 100% affordable/ social housing projects.

5. Market Rate Developers Already Have Plenty of Tools:

Market rate developers already have the tools they need to develop. As this article from the SF Chronicle on August 28 notes, market rate development won't rebound until housing is more expensive.

> "*San Francisco property owners told the Chronicle in July that rents still aren't back to 2019 levels and expenses have shot up during that time due to inflation. As a result, virtually no new apartment construction is underway in San Francisco despite the rent increases.*"

This shows that 1) zoning is not the impediment to new development; and 2) market rate developers will not develop if it means that housing prices will fall, especially from over-supply.

During the last Housing Element cycle, without nearly as many tools, developers built 30,000 new units and entitled another 70,000 that are ready to move into construction when the market turns around. San Francisco has done plenty for market rate housing short of financing and building it itself. What San Francisco needs to do now is turn its attention to affordable housing.

We hear allegations that affordable housing costs too much money to develop. Two factors can significantly reduce those costs. 1) Use publicly owned land like the SFMTA sites - and other publicly owned sites - so affordable housing developers don't have to pay market prices for land; 2) Purchase sites from private owners, especially those in distress; 3) Commit substantial local funding to affordable housing that can be built without Low Income Housing Tax Credits to avoid the legal fees, application fees,

syndication costs, etc that make LIHTC projects so incredibly expensive on a per square foot basis. Then you can build smaller scale, wood frame, affordable housing on smaller sites in the Well Resourced Neighborhoods, and take advantage of enabling legislation for building affordable housing on sites owned by faith based institutions.

6. **Support & Protect Small Businesses:**

   Although REP-SF and Small Business Forward optimistically presented a set of recommendations to the Planning Commission in April of this year for supporting and protecting small businesses, and that presentation was enthusiastically received by this Planning Commission, efforts to turn these recommendations into legislation have stalled. In fact, this FZP creates new threats to small businesses that we could have never anticipated. For instance, the proposed RTO-C creates direct competition with small businesses on our existing commercial corridors by encouraging large scale commercial uses and formula retail.

   The overall impact of the FZP, therefore, is to incentivize high-end market rate development, providing housing that small business owners and their staff cannot afford to live in, on sites where the greatest feasibility will be to tear down an existing one-story commercial building while providing no support for the displaced small business or a truly actionable ability to return in the new development. Whether it takes place over 3 years or 30, the effect is the same. The FZP is a plan to destroy the essential fabric of neighborhood-serving small businesses that provide critical linguistically, culturally and economically accessible goods and services for San Francisco's low income and diverse communities, and that provide jobs, vitality, and resiliency to San Francisco's network of neighborhoods.

   To support and protect small businesses, the City must advance and implement the following:

   a. Displacement Prevention, not just Developer Incentives:
      i. Retain and enforce the commercial vacancy tax
      ii. Require developers to provide minimum warm shell conditions to increase feasibility for neighborhood-serving small businesses such as finish flooring, ADA compliant bathrooms, and lighting fixtures.
         1. If the project involves demolition of a commercial space that previously had a restaurant or bar, the developer must provide minimum warm shell conditions such as venting for kitchen exhaust, a hand sink, a floor sink, and other fixtures to meet Department of Public Health requirements.
      iii. Require the SF Office of Small Business to do proactive community outreach to all small businesses informing them of their rights and

protections, and informing them of the services provided by the Office of Small Business. Small businesses throughout San Francisco are unaware of the new state laws and local programs that incentivize and streamline development.

b. Change State Laws to Support Displaced Businesses
    i. Amend AB 2011/AB 2243 (CA Govt Code Sections 65912.100). The Mayor must work with our State legislators to amend AB 2011/ AB 2243 to accomplish the following:
        1. Require developer payments to businesses with gross receipts up to $2M.
            a. Businesses that were in operation for 1 - 5 years should receive relocation assistance equal to six months rent; businesses in operation for 6 - 10 years should receive nine months rent; businesses in operation for 11 - 15 years should receive twelve months rent; businesses in operation for 16 - 20 years should receive fifteen months rent; businesses in operation for more than 20 years should receive eighteen months rent.
            b. Payments to businesses should include compensation for tenant improvements in the temporary location and tenant improvements in the newly constructed building.
        2. Make these developer payments a requirement for all businesses displaced by upzoning and permit streamlining, including but not limited to SB 423, SB 330, State Density Bonus, AB 1287, local upzoning and permit streamlining programs.
        3. Allow municipalities to require developer payments into a fund to be used to compensate businesses near the construction site that will be impacted while work is being done.
        4. Allow municipalities to require developers to provide a first right of refusal for existing businesses to return into the newly constructed building with a space that works for the temporarily relocated business, and at a rent level sustainable for the displaced business, and within a reasonable range of what the rent was for the old space.

c. RTO-C Districts
    i. Revise the RTO-C to reduce the allowable square footage per storefront, and prohibit formula retail.

7. **Public Sites for Public Good:**

   SFMTA's sites must be developed for 100% affordable housing. Other publicly owned sites must be reserved for this same purpose. If we sell or give away our public lands for market-rate housing while we expect affordable housing developers to pay inflated market prices for land, then we as a City are effectively providing a direct subsidy to market-rate housing developers while putting our affordable housing developers at a severe disadvantage.

   Selling off SFMTA sites is in direct violation of Housing Element Action 1.2.7. This demand to stop selling off our public lands for profit-driven, market-rate housing is supported by Housing Element Actions 1.2.6 and 1.2.7, which include expansion of the City's Public Land for Housing Program and the Surplus Public Lands Ordinance, in compliance with the state Surplus Lands Act.

8. **Implement The Housing Element:**

   There is a huge list of Housing Element Implementation actions that were supposed to have been accomplished prior to January 31, 2025. The list attached below is just a handful of those actions - the ones that appear in the categories of "Affordable Housing Funding" and "Affordable Housing Production."

   Pasted in here are just a few that are overdue that would move San Francisco on the right track for building the affordable housing our communities desperately need.

1.2.2	Affordable Housing Production	Strategically acquire sites and identify targeted funding for land acquisition and banking for affordable housing throughout the city. This will include lots for consolidation that can accommodate permanently affordable housing of at least 50 to 100 units or more through publicly funded purchases, in balance with investment in affordable housing preservation and production and in strategic coordination with sites owned by religious, nonprofit, and public property owners. Prioritize sites of interest identified in coordination with American Indian, Black, and other communities of color. Consider sites that accommodate fewer than 50 units as additional affordable housing funding, financing, and operating approaches are secured.
1.2.3	Affordable Housing Production	Prioritize land dedication, donation, or purchase of sites as a major strategy for securing affordable housing, including social housing and shared equity cooperatives, through partnerships with religious institutions, other philanthropic or private property owners, and non-profit developers, including ownership models referenced under Action 1.6.1.
1.2.5	Affordable	Develop a land acquisition process and program that permits inexpensive long-term

	Housing Production	leases for land developed with high affordability.
1.2.8	Affordable Housing Production	Prioritize support to neighborhood-based affordable housing developers, particularly those managed by American Indian, Black, and other communities of color. Partner with affordable housing developers to purchase privately owned entitled sites where construction may be stalling.
1.4.6	Affordable Housing Preservation	Utilize value capture from up-zonings to support large affordable housing developments in need of substantial repair or rehabilitation, to fund rebuilding and financial feasibility of existing affordable units for current residents while creating more affordable homes.

The State Already Controls San Francisco's Planning and Zoning

The FZP that will be heard before the Planning Commission on September 11 targets most of the City for upzoning. This local upzoning program adds to the upzoning programs that the State has already decreed by increasing the "base height" on commercial corridors throughout vast areas of the city. Developers are then able to apply the State Density Bonus and AB 1287 to these new base heights without a meaningful increase in inclusionary or Below Market Rate (BMR) affordable housing requirement. The requirement goes from a ridiculously low 12% to an absurdly low 16% even after a developer has doubled the size of their building and secured commensurate profits far out of scale with the 4% increase in inclusionary.

We hear that the Mayor's FZP is necessary because otherwise, the State might take over its planning and zoning processes. We also hear that the State might withhold affordable housing subsidies.

These assertions don't acknowledge the fact that the State, through bills such as SB-828, SB-423, SB-330, AB-1287, AB-2011 and the State Density Program, has already taken over San Francisco's zoning powers as well as its ability to plan. And, the State is already withholding affordable housing funding by putting up absurd road blocks to critical projects that are ready to go, and supported by communities. What San Francisco needs to do is take a stand and push back against the State rather than ramming through the FZP which is simply an extraordinary package of developer giveaways.

San Francisco's "Family Zoning Plan" Is Unsupportable

Profit-driven developers only build when there's profit to be made. Their business model is not to make housing more affordable, but to increase the prices of housing to turn a profit for themselves. There is evidence mounting to discredit the approach of allowing profit-driven developers and their lobbyists to set housing policy, as doing so violates the City's needs,

especially for greater affordability, decreased homelessness, decreasing inequality, and increased opportunity for workers, families and seniors. A sample of academic studies and articles are listed here.

1. "Making it easier to build housing in SF's Central SoMa would lead to modest boost, study says." SF Chronicle by Roland Li, Feb 28, 2025.
    a. "A push to make it easier to build housing in San Francisco's Central South of Market district would yield only 325 new homes over 20 years"
    b. "The expected impact of waiving requirements would be negligible compared to no action: housing prices would fall by 0.08%..."
2. "Build Baby Build? Housing Submarkets and the Effects of New Construction on Existing Rents." Anthony Damiano and Chris Frenier, University of Minnesota, October, 2020.
    a. "...increased supply at the top end of the market may not be an effective mechanism for reducing rent pressures faced by low-income households in the short-run."
    b. "We find that rents in lower tier rental units close to new market-rate development were about 6.6 percent higher than comparison units following the completion of new buildings."
3. "Where Is the Housing Shortage?" Kirk McClure and Alex Schwartz, January 2024.
    a. This study finds that "from 2000 to 2020, housing production exceeded growth of households by 3.3 million units."
    b. In a similar finding, REP-SF finds Table 4.1-5 "California and San Francisco Population and Housing Trends, 1950 - 2020" from the 2022 SF Housing Element Environmental Impact Report which clearly shows that San Francisco's population increased by 98,608 people while the number of housing units increased by 140,687 during that same period.
4. "Upzoning and gentrification: Heterogeneous impacts of neighbourhood-level upzoning in New York City." Minjee Kim and Hyojung Lee. Urban Studies Journal, December 2024.
    a. "We find that upzoning is positively associated with signs of gentrification - upzoned neighbourhoods became whiter, more educated and more affluent in the long run. Upzoning is also associated with increases in housing production, but housing prices also increased."
5. "Supply Constraints Do Not Explain House Price and Quantity Growth Across U.S. Cities." NSchuyler Louie, John Mondragon, Johannes Wieland, National Bureau of Economic Research, March, 2025.
    a. "...we find that higher income growth predicts the same growth in house prices, housing quantity, and population regardless of a city's estimated housing supply elasticity."

    b. "Using a general demand-and-supply framework, we show that our findings imply that constrained housing supply is relatively unimportant in explaining differences in rising house prices among U.S. cities. These results challenge the prevailing view of local housing and labor markets and suggest that easing housing supply constraints may not yield the anticipated improvements in housing affordability."
6. "Can New Housing Supply Mitigate Displacement and Exclusion? Evidence from Los Angeles and San Francisco." Karen Chapple and Taesoo Song, Journal of the American Planning Association, March, 2024.
    a. "...particularly in the hottest markets, the new market-rate units could fail to spur low- and moderate-income households' in-migration and exacerbate their out-migration. Likewise, the positive impacts of the new market-rate units may fade over time. Subsidized housing generally mitigated both exclusion and displacement slightly in most markets."

Conclusion

The Mayor's FZP is far more dangerous than we expected based on Planning's informational presentations to the Planning Commission prior to the actual legislation having been introduced. The FZP threatens tenants and small businesses in ways that disregard decades of community-based policy making that has built a resilient city through a network of strong neighborhoods. Instead, the FZP provides market-rate condo developers with extraordinary tools and incentives - giveaways for them to use for profit and speculation while tenants and small businesses suffer and are displaced.

All the City's efforts so far to implement the Housing Element have been to deregulate and empower condo developers to build expensive, market rate housing, while no efforts have been made to increase feasibility for affordable housing. Reducing and eliminating inclusionary housing and development impact fee requirements, selling off public lands, and escalating land values through State and local upzonings have all *diminished* short and long-term feasibility for affordable housing.

This imbalance in implementation persists despite the RHNA goals being tilted clearly toward the greatest need, which is for truly, permanently affordable housing. This imbalance jeopardizes our residents, our essential workers, and our communities and violates San Francisco's clear legal requirement to Affirmatively Further Fair Housing.

We are running out of time. Two years have already passed since adoption of the Housing Element, and as noted above, critical Housing Element Actions that were supposed to have been implemented to set the City on its way toward equitable outcomes have not moved. We need to work together, the City along with community organizations, to embrace racial, social,

and economic equity; to put affordable housing first; and to fulfill our City's legal obligations to truly, Affirmatively Further Fair Housing.

Respectfully submitted,

The Race & Equity in all Planning Coalition, San Francisco (REP-SF)

cc:

SF Board of Supervisors
SF Planning Commission
HCD Assistant Deputy Director, David Zisser

Housing Element Actions Overdue as of January 31, 2025:

Affordable Housing Funding

Action 1.1.2	Include affordable housing investment needs in annual City budget process and Capital Planning process to identify existing housing funding sources, funding gaps and potential new funding sources, including regular general fund allocations that can be made as part of the budget process and local general obligation bonds or other funding sources that require voter approval.
Action 1.1.3	Create a budgeting tool to track housing investments, including permanently affordable housing production, preservation, and housing services; including investments that advance community identified priority actions, per Action 4.1.3; tracking investments that advance racial and social equity, per Action 4.1.1 and achieve targets for investment in Well-resourced Neighborhoods as referenced in Action 1.2.1 and in Priority Equity Geographies.
Action 1.1.4	Explore the development of public financing tools such as Infrastructure Finance Districts or a municipal bank to leverage the City's co-investments in order to lower direct City subsidy for permanently affordable housing and/or increase feasibility of approved projects.
Action 1.1.5	Continue to develop and support alternative and philanthropic funding sources to deliver permanently affordable housing faster and at a cheaper per unit cost through tools such as the Housing Accelerator Fund.
Action 1.1.9	Advocate for State legislation to expand non-competitive, permanently affordable housing funding sources that would be distributed to jurisdictions by formula, like the Permanent Local Housing Allocation (PLHA).

Action 1.1.13	Conduct a feasibility study in coordination with Action 1.1.12 to assess large employers' affordable housing funding on an ongoing basis to complement the jobs-housing linkage requirements and provide paths for large employers to contribute funding to and/or partner with non-profit developers to provide homeownership opportunities.
Action 1.1.14	Explore expanding jobs-housing linkage fees to large employer institutional developments (medical and educational) who are currently not subject to jobs-housing linkage fees, in coordination with Action 1.1.12.
Action 1.1.15	Increase staffing at responsible agencies for analysts and community development specialists to implement expanded affordable housing programs in relation to increased funding and targets and to incorporate community strategies into the implementation of the Housing Element.

Affordable Housing Production

Action 1.2.2	Strategically acquire sites and identify targeted funding for land acquisition and banking for affordable housing throughout the city. This will include lots for consolidation that can accommodate permanently affordable housing of at least 50 to 100 units or more through publicly funded purchases, in balance with investment in affordable housing preservation and production and in strategic coordination with sites owned by religious, nonprofit, and public property owners. Prioritize sites of interest identified in coordination with American Indian, Black, and other communities of color. Consider sites that accommodate fewer than 50 units as additional affordable housing funding, financing, and operating approaches are secured.
Action 1.2.3	Prioritize land dedication, donation, or purchase of sites as a major strategy for securing affordable housing, including social housing and shared equity cooperatives, through partnerships with religious institutions, other philanthropic or private property owners, and non-profit developers, including ownership models referenced under Action 1.6.1.

Action 1.2.4	Regularly track the pipeline of development sites and land banked for affordable housing development funded by OCII, MOHCD, and other relevant agencies, and develop strategies to ensure sufficient sites to accommodate affordable housing production relative to available funding over a rolling 4- to 8-year outlook and to meet the goals to construct housing in Priority Equity Geographies and Well-resourced neighborhoods per Action 1.2.1.
Action 1.2.5	Develop a land acquisition process and program that permits inexpensive long-term leases for land developed with high affordability.
Action 1.2.6	Continue and expand the City's Public Land for Housing Program through public-private partnerships and use City resources to support the maximum number of permanently affordable housing units on underutilized publicly owned and surplus sites, balancing the financial needs of enterprise agencies and ensuring adequate space and resources to address gaps in community infrastructure, services, and amenities. As part of this program, continue to implement the City's Surplus Public Lands Ordinance codified in Administrative Code Chapter 23A, in compliance with the state Surplus Lands Act (Government Code 54220-54234). The City will target 500 to 2000 affordable units in the RHNA planning period. Revisit strategies as appropriate.
Action 1.2.7	Support the maximum number of permanently affordable housing units and improved transit facilities on SFMTA-owned sites slated for development by leveraging private investment in market-rate units with public funding.
Action 1.2.8	Prioritize support to neighborhood-based affordable housing developers, particularly those managed by American Indian, Black, and other communities of color. Partner with affordable housing developers to purchase privately owned entitled sites where construction may be stalling.
Action 1.2.9	Support and expedite delivery of the permanently affordable housing projects in former Redevelopment Areas led by the Office of Community Investment and Infrastructure (OCII).

Action 1.2.10	Support co-housing developments on parcels owned by non-profits, like sites owned by religious institutions, to further encourage philanthropically financed affordable housing.

From: Patricia Callahan
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, September 4, 2025 12:29:44 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Patricia
California

From: damianinglin@everyactioncustom.com on behalf of Damian Inglin
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:37:35 AM

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

Dear Board of Supervisors,

WE NEED FAMILIES TO REBUILD SAN FRANCISCO (LITERALLY), NOT WEALTHY CHILDLESS EX-PATS BUYING CANYONS OF LUXURY FLATS. THIS PROPOSAL WILL FURTHER DEEPEN THE DISASTER THAT SAN FRANCISCO HAS CREATED.

As a long-term San Franciscan residing in the Marina, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Damian Inglin
San Francisco, CA 94123

From: justintruong56@everyactioncustom.com on behalf of Justin Truong
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:28:51 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Justin Truong

From:	sjgorskilaw@everyactioncustom.com on behalf of Stephen Gorski
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 10:27:23 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
We need to scale this measure back as Sen. Weiner insured no height changes post increased height limits and this creates an untenable position in D4. If a corner lot goes up 8-12 floors and the adjacent building is 2 floors, nothing will assist if there is an earthquake to prevent extreme risk in the neighborhood. Also, we need to convince Sacramento to put the right number of new housing units in SF and not accept its minuscule % of about 5,200 units when there was over 50,000 units in reality. Absurdity in Sacramento must not unduly burden SF with one size fits all approach to increasing our housing units.

Sincerely,
Stephen Gorski
San Francisco, CA 94116

From: pattired12@everyactioncustom.com on behalf of Patti McMahon
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:21:35 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): I agree we need more housing. I think addressing the empty offices downtown and converting those into housing should be the first step. I agree that removing old decrepit building around the city and replacing with 4-5 story projects makes sense. I do not think Richmond district should have 10-14+ story projects.

Sincerely,
Patti McMahon
San Francisco, CA 94121

From: inor@everyactioncustom.com on behalf of R. Zierikzee
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:17:31 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

I am very concerned about being evicted so the owner can upzone the building I live in. I may have right of return but I would have no way to pay for moving and much higher rent in another building. I am a senior on a fixed income.I am one of many and we are afraid for our survival. Please consider the implications of upzoning for citizens like myself. We really need LOW INCOME housing. Thank you for considering my perspective.

Sincerely,
R. Zierikzee

From: juliedearborn@everyactioncustom.com on behalf of Julie Dearborn
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:15:22 AM

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

Dear Board of Supervisors,

As a senior citizen living in a rent controlled apartment in the Richmond, I strongly oppose Mayor Lurie's upzoning plan in its current form. It is too extreme, it offers not protections for rent-controlled buildings or the tenants who live in them. Mayor Lurie really sold out the Richmond District with this plan.

I urge you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Julie Dearborn
San Francisco, CA 94121

From: cablecar@everyactioncustom.com on behalf of Wesley Valaris
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:14:39 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS: You were voted in to protect the districts, voters, (especially) including property owners. Now you are showing your allegiance with big money developers as Scott Weiner and Joel Engardio are so entangled. None of these major disruptive changes to our unique neighborhoods will effect you and your cronies negatively as it will those of us that have worked so hard to deserve the way of life that WE EARNED. Maybe it's time for another RECALL.

Sincerely,
Wesley Valaris
San Francisco, CA 94122

From: ratt57@everyactioncustom.com on behalf of Doug McKirahan
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:10:53 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Doug McKirahan
San Francisco, CA 94121

From: kimmckeownsf@everyactioncustom.com on behalf of Kim McKeown
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 9:59:28 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Kim McKeown
San Francisco, CA 94133

From: shashacooks@everyactioncustom.com on behalf of Anastasia Yovanopoulos
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 9:48:58 AM

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

Dear Board of Supervisors,

Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]

Dear [elected official],

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Anastasia Yovanopoulos D8
SF, CA 94114

Sincerely,
Anastasia Yovanopoulos
San Francisco, CA 94114

From: natashjadewolf@everyactioncustom.com on behalf of Natashja Dewolfe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 9:46:49 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Natashja Dewolfe
San Francisco, CA 94122

From: leah606@everyactioncustom.com on behalf of Roselyn De Jesus
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Sunday, September 7, 2025 6:31:15 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
The Outer Sunset has always felt like a family. We may not know most of the people we pass daily, but it's a safe place for families and a wonderful place for connection. I have found community. People actually care about each other. I've seen many people help strangers or ask if I was OK when I needed help. Turning San Francisco into a higher density city is changing the soul of the neighborhood. We are not New York City.

Sincerely,
Roselyn De Jesus
San Francisco, CA 94122

From: laurasparn99@everyactioncustom.com on behalf of Laura Parnell
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Sunday, September 7, 2025 3:32:21 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Laura Parnell
San Francisco, CA 94127

From: Eric Mar
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, September 7, 2025 10:25:03 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Eric
California

From: Jack Huntington
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, September 7, 2025 8:10:39 AM

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Members of the Board of Supervisors,

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Jack
California

From: Dorrie Huntington
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, September 7, 2025 7:34:12 AM

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

Members of the Board of Supervisors,

Dear Supervisor Mandelman,
Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Dorrie Huntington

Dorrie
California

From: Rachel Lagunoff
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Sunday, September 7, 2025 2:20:22 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I am a retired educator and longtime resident of San Francisco who strongly supports Mayor Lurie's Family Zoning Plan to increase housing density in key areas across the city. I have been living in Mission Bay since 2008 and love that I can reach everything I need within a 10-to-20-minute walk, including several public transport options.

More people in the city could have an eco-friendly and convenient lifestyle like this if the Plan goes through and more people who work in the city could afford to live here. A variety of housing types (including high rises) and walkable, thriving neighborhoods near transit benefit everyone in San Francisco and more of those is what the Family Zoning Plan is designed to deliver.

Thank you for considering what's best for our city to maintain its vitality and growth.

Rachel Lagunoff
rachlag@gmail.com
300 Berry Street, #1206
San Francisco, California 94158

From: Michelle Welch
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Saturday, September 6, 2025 10:51:46 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Michelle
California

From: James Wen
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Saturday, September 6, 2025 6:25:58 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan as a lifelong westside resident. My friends have either been priced out of SF or are living at home or with multiple roommates. Housing is foundation of a stable life. While my friends in Chicago or Austin are settling down and thinking of having kids, my friends and I are debating moving out and having a normal adult life or being financially responsible by staying at home or with roommates. I urge you to vote yes on the Mayor's housing map. It may not help my friends who already left SF, but it will help those who are younger find a foothold in this city.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

James Wen
jgw787@gmail.com
157 Westwood Drive
San Francisco, California 94112

From: Jatinshravan Pathangi Janardhanan
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Saturday, September 6, 2025 4:03:55 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Jatinshravan Pathangi Janardhanan
jatinshravan@gmail.com
255 Berry Street, Apt 103
San Francisco, California 94158

From:	costello3@everyactioncustom.com on behalf of Tim Costello
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Saturday, September 6, 2025 4:03:46 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
- how would this improve the affordable housing crisis in SF? This would be incredibly profitable for developers yet completely ruin the daily lives of the current residents of the neighborhood for years to come.
- parking in the area is impossible already and adding countless trucks to the area to build unnecessary high rises, it would ruin the lives of commuters living in the city
- how could you justify additional high rise units when landlords already own countless apartments across the city without taking necessary action against the landlords that work together to keep the rent high across the city for all tenants.

I appreciate you taking our message seriously as this would destroy the daily life of your current residents.

Thank you
-

Sincerely,
Tim Costello

From: James Nicholson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Saturday, September 6, 2025 2:29:01 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

James
California

From: justin.e.donahue@everyactioncustom.com on behalf of Justin Donahue
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Saturday, September 6, 2025 11:12:36 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

In addition, I am a resident of San Francisco since 2007 and lived in Duboce Triangle since 2010. I deeply appreciate the fabric of our neighborhood, and it deeply saddens me that we're choosing to upzone the neighborhoods of the historic homes that make our city world famous. People come all around the world to see our Victorians, and these plans will destroy what we've curated and protected for over a century. It's a short-sided plan that takes into no consideration HISTORY. Take a step back, take the time and rethink the plan. Look at the buildings that have been built over the past few decades. The buildings that have already destroyed the beauty of our neighborhoods. Upzone THOSE buildings. They are big ugly boxes that will (are already) falling apart with due to their cheap materials. Use this opportunity to bring new life to those areas when those ugly dilapidations are ready for revival.

Sincerely,
Justin Donahue
San Francisco, CA 94114

From: katmacdphoto@everyactioncustom.com on behalf of Kathryn MacDonald
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Saturday, September 6, 2025 8:53:13 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Kathryn MacDonald
San Francisco, CA 94116

From: nielsp33@everyactioncustom.com on behalf of Niels Pearson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Saturday, September 6, 2025 7:27:03 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Specifically, we live on Russian Hill, in a 95 year old historic resource 20 story condominium at the foot of the "Paris Block" itself populated by residences that survived the 1906 earthquake. The upzoning in our surrounds is to 65 feet would destroy the historic fabric of our neighborhood and add nothing to assuage the affordable housing issues in this city. Only high end developers would profit.

Niels L Pearson
President
Bellaire Tower HOA
1101 Green Street

Sincerely,
Niels Pearson
San Francisco, CA 94109

From: dodolist@chanezon.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, September 5, 2025 5:54:21 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
DC

California

From: dispreg@everyactioncustom.com on behalf of Gene Milleson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Friday, September 5, 2025 3:21:47 PM

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

Dear Board of Supervisors,

As a resident of the West Portal / Forest Hill neighborhood, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

The plan to build up to 85 ft monstrosities, towering over single family homes should be of sufficient concern on it's own to oppose the plan.

However this innanity is compounded by doing so on the Laguna Honda/ 7th Ave corridor; a two lane road (yes, briefly extended to three) already besieged by traffic the majority of the day. This proposal will undoubtedly add traffic and parking congestion to a neighborhood already overwhelmed with cars racing through as a shortcut so frequently as to prohibit our kids from being able to walk the 10m stroll to/from school unattended, cross intersections or even ride bicycles safely on our streets. Proposing these changes without first preparing for and mitigating the inevitable increase to the current risk, especially to our children and elderly neighbors, is short sighted and shameful.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Gene Milleson
San Francisco, CA 94116

From: jayelliott415@everyactioncustom.com on behalf of Jay Elliott
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Friday, September 5, 2025 2:42:42 PM

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

Dear Board of Supervisors,

San Francisco is a unique city. Just because the state has given us a mandate (and one we can push back on as a Charter City), does not mean we need to comply on their timeline. I am not against building or growth, but as a fourth generation San Franciscan who takes stewardship of our beautiful city seriously, we need to be thoughtful in our growth plans. We do not want to be another Vancouver (a sea of half-empty highrises) or Miami.

San Francisco Leadership should be fighting to balance the future needs with the realities of where we live -- on the tip of a peninusula, sandwiched between two major earthquake faults, with a Westside built on sand, and insufficient infrastructure. In my lifetime, the city has never crested over 900,000 residents and we have shrunk from several boom periods. We also need to be honest about what this housing is, because it is NOT affordable housing. That's a real conversation we should have, but are not.

Therefore, as a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

DO NOT FALL to pressure, resist. Let's work together for common sense, practical and real solutions. Let's stop conflating homelessness and housing; affordable housing and highrises. This is the time and this is the issue where we need real leadership.

Sincerely,
Jay Elliott
San Francisco, CA 94127

From: Claudia Stern
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, September 5, 2025 12:07:49 PM

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Members of the Board of Supervisors,

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That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Claudia J. Stern
SF Homeowner since 1989

Claudia
California

From: jap94116@everyactioncustom.com on behalf of Joseph Perez
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Friday, September 5, 2025 12:02:31 PM

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

Dear Board of Supervisors,

To whom it may concern ,
As San Franciscans, we reject Mayor Lurie's plan to bulldoze homes, push out renters and small businesses, and replace our neighborhoods with luxury towers no one can afford.

We demand:

- Scale back the upzoning maps
- Delay the rushed January 2026 deadline

This plan isn't progress — it's displacement dressed up as "development."

Sincerely,
Joseph Perez
San Francisco, CA 94116

From: ryan.darin@gmail.com
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Friday, September 5, 2025 12:00:41 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

ryan.darin@gmail.com
338 2nd Avenue
San Francisco, California 94118

From: skreamy@everyactioncustom.com on behalf of Susan Reamy
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Friday, September 5, 2025 10:51:49 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Susan Reamy
San Francisco, CA 94127

From: Ann Zuppann
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, September 5, 2025 9:47:47 AM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

San Francisco has been a world class city of beauty, humanity, diversity and vision. We should not destroy that for the financial benefit of a tiny number of construction corporations. The irreplaceable must be protected while making real changes to increase diversity.

Sincerely,

Ann
California

From: kboru@everyactioncustom.com on behalf of Kevin Boru
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Friday, September 5, 2025 8:32:23 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): The unique value of San Francisco is not being given thoughtful consideration here. This obtuseness is no different than denial of climate change, the anti-vax / anti-science movements etc so criticized by liberals vis-a-vis RW politics. Wake up and rethink this idiocy

Sincerely,
Kevin Boru
San Francisco, CA 94133

From: Gael Bruno
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, September 4, 2025 8:11:39 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely, Gael Bruno

Gael
California

From: Stephen Gorski
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, September 4, 2025 8:06:12 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Stephen J. Gorski, Esq. D4 resident for over 35 years

Stephen
California

From: lisa@everyactioncustom.com on behalf of Lisa DeMattei
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:54:57 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Please preserve the historic westside neighborhoods and business corridors which make San Francisco unique. Yes, we need more affordable housing options but do this in a thoughtful and strategic manner. Let's consider children and families in our community when making these decisions and what"s best for their future. Thank you!

Sincerely,
Lisa DeMattei
San Francisco, CA 94127

From: letty_lee@everyactioncustom.com on behalf of Letty Lee
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:51:14 PM

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

Dear Board of Supervisors,

As a native San Franciscan living in the city for over 4 decades, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement! This is not okay to do this to our city.

Sincerely,
Letty Lee
San Francisco, CA 94122

From: denolacarole@everyactioncustom.com on behalf of Carole De Nola
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:50:18 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Carole De Nola
San Francisco, CA 94121

From: raander2000@everyactioncustom.com on behalf of Rose Ann Anderson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:50:07 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Rose Ann Anderson

From: alicefw@everyactioncustom.com on behalf of Alice Williams
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:49:16 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
Alice Williams
San Francisco, CA 94116

From: mediasusan2@everyactioncustom.com on behalf of Susan Pfeifer
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:49:16 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Susan Pfeifer
San Francisco, CA 94122

From: egan.eagle@everyactioncustom.com on behalf of Kathleen Egan
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:48:45 PM

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

Dear Board of Supervisors,

As a San Franciscan, a business owner, and a mom - I strongly oppose Mayor Lurie's up zone plan.

My family and I call on you to:

- Drastically scale back the Mayor's upzoning maps
- heavily consider the environmental remificatikns
- postpone rhe January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to protect.

Sincerely,
Kathleen Egan
San Francisco, CA 94122

From: epoulos63@everyactioncustom.com on behalf of Elisa Poulos
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:48:13 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Elisa Poulos
San Francisco, CA 94127

From: qwertyuiopfox@everyactioncustom.com on behalf of Michael Fox
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:46:21 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Michael Fox
San Francisco, CA 94127

From: epoulos63@everyactioncustom.com on behalf of elisa poulos
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:46:13 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement!

Sincerely,
elisa poulos
San Francisco, CA 94127

From: kathygrogan@everyactioncustom.com on behalf of Kathy Grogan
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:46:07 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Kathy Grogan
San Francisco, CA 94116

From: jentobiason@everyactioncustom.com on behalf of Jennifer Tobiason
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:46:06 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Please put more thought into our next steps and please do not upzone on this mass scale.

Sincerely,
Jennifer Tobiason
San Francisco, CA 94114

From: mediasusan2@everyactioncustom.com on behalf of Susan Pfeifer
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 7:45:32 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Susan Pfeifer
San Francisco, CA 94122

From: Celeste May
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, September 4, 2025 6:30:50 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,Celeste May

Celeste
California

From: terese.t8@everyactioncustom.com on behalf of Terese Tortorelli
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 5:47:43 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Terese Tortorelli
San Francisco, CA 94122

From:	j.barulich@everyactioncustom.com on behalf of J. Barulich
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Thursday, September 4, 2025 4:30:19 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): Who benefits from the proposed changes? Current residents who already experience a shortage of infrastructure items such as Police, Fire, transportation, aging sewer systems, parking, and other services that adding more units to will only make worse? No. Developers who stand to make big bucks, and politicians who are wooed, wined, and dined by same? Yes. It's a common theme that repeats itself over and over: Developers destroy middle class residents for high rise stacks of units, make their money, then move to the next community leaving the remaining residents to deal with the overburdened infrastructure and destruction of the quality of life they previously enjoyed. Call it what you will, but stewardship of neighborhood character deserves consideration.

Sincerely,
J. Barulich
San Francisco, CA 94116

From:	nbsphoto@everyactioncustom.com on behalf of Naomi Barulich
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Thursday, September 4, 2025 3:29:50 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): Changing the character of the Sunset hurts the vibrancy of our City. Luxury developers will command market rates. How does this help families and minimum wage workers stay in SF? The property across from Sloat has NO commercial renters. Your experiment there isn't working. And only 30% rented?!

Sincerely,
Naomi Barulich
San Francisco, CA 94116

From: buscafusco@everyactioncustom.com on behalf of P Buscafusco
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 2:54:05 PM

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

Dear Board of Supervisors,

My family has owned businesses and properties in the Sunset since 1946 and I find this plan of Mayor Lurie's to be thoroughly corrupt, unconscionable and based on an absolutely preposterous claim of a housing crisis.

Anyone who signs on to this will forever be remembered as someone who betrayed their constituents, someone who betrayed San Franciscans, specifically for the suspicious business interests that have already been fooling around in the politics of the Sunset, namely Jeremy Stoppelman, Lucas Lux, et al.

We call upon you to completely eliminate any existing upzoning plans and request a postponement of the arbitrary January 2026 upzoning deadline.

Sincerely,
P Buscafusco
San Francisco, CA 94116

From: fraley@everyactioncustom.com on behalf of Michael Fraley
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 2:49:57 PM

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

Dear Board of Supervisors,

Please take our plea for help seriously -- we feel threatened as a family style neighborhood in the Outer Sunset, by extreme plans for development.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Michael Fraley
San Francisco, CA 94116

From: maryfburns@everyactioncustom.com on behalf of Mary Burns
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 4, 2025 2:20:15 PM

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

Dear Board of Supervisors,

As a San Franciscan, and a resident of West Portal, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. I have seen the promise of "affordable" housing disappear when developers show up. SF's population is decreasing, there are some 90,000 units already in the pipeline, and there is plenty of space on the West Side for reasonably priced apartment buildings without the outrageous demolition of small homes that give our neighborhoods their family character.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Mary Burns

From: angelasolleder@everyactioncustom.com on behalf of ANGELA SOLLEDER
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 2:47:19 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
ANGELA SOLLEDER
San Francisco, CA 94115

From: angelasolleder@everyactioncustom.com on behalf of ANGELA SOLLEDER
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 2:45:46 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
ANGELA SOLLEDER
San Francisco, CA 94114

From: Luke3580@everyactioncustom.com on behalf of Luke Perkocha
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 2:39:56 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional): I am NOT opposed to thoughtful upzoning, and in fact want it, so that I can downsize my dwelling needs and my daughter can return to live here. However, this plan is too radical, too rushed, too long term ("generational" or "50 year") and is being done without sufficient transparency for or input from the public. Many citizens are unaware of the plan, due to insufficient notification. The postcard, sent only recently, and only after political pressure, is very uninformative, without any details of the plan or its implications. San Francisco already has the second highest density of any American City, behind only New York. It is also unique in being only 49 square miles, bounded on 3 sides by water. As a charter city, it should have more latitude in permitting local control. Zoning is only ONE component of MANY local and state policy errors which have made San Francisco housing so expensive, including but not limited to: permitting costs and inefficiencies, ineffective, yet expensive climate change building mandates, costly union and ideologically promoted construction hiring, building and work rules and anti-landlord rent control and tenant policies that discourage development of rental housing as well as rental unit turnover. As a "magnet" city, internationally known for its beauty and a seat of high tech innovation, it also attracts wealthy tenants and buyers, many of whom are buying primarily as an investment, and not for personal use. This ill-considered plan has manifold and hidden unintended consequences which can easily destroy the charm and character that makes neighborhoods in the City attractive, and will do so without improving affordability. The plan could permit massive density increases that completely transform long established, yet still always changing neighborhoods, and are not even needed to meet state mandates, when pipeline projects are considered. Notwithstanding state mandates, it is the responsibility of local leaders, as City stewards, to push back vigorously when external mandates are inappropriate. I urge you to do this. Thank you very much.

Sincerely,
Luke Perkocha
San Francisco, CA 94116

From:	Michael Barrango
To:	Board of Supervisors (BOS)
Cc:	ChanStaff (BOS); SherrillStaff; SauterStaff; EngardioStaff (BOS); MahmoodStaff; MelgarStaff (BOS); MandelmanStaff (BOS)
Subject:	Family Zoning Plan
Date:	Monday, September 8, 2025 2:36:35 PM

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

Please vote no on the Family Zoning Plan. I believe this upzoning plan heavily favors developers and real estate speculators at the expense of residents (homeowners and renters alike) and small businesses. In addition, what would be the effect on the infrastructure with such large developments.

I am not against raising height limits within reason and I fully realize the need for additional affordable housing units. But there is no incentive for developers to have affordable units if the building is less than 10 stories. There are quite a few housing projects already in the works that would bring San Francisco close to the State mandated housing requirement. We do not need to have gigantic skyscrapers all over the city.

Respectfully,
Alice Barrango

From: bilgepump100@everyactioncustom.com on behalf of Robert Hall
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 2:33:22 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Robert Hall
San Francisco, CA 94117

From:	bilgepump100@everyactioncustom.com on behalf of Robert Hall
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 2:30:35 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Robert Hall
San Francisco, CA 94117

From: cyssf2003@everyactioncustom.com on behalf of Christina Shih
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 2:29:10 PM

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

Dear Board of Supervisors,

My addition: I have lived in SF since 1983, my mother was born here. For the first time in all those decades I am seriously considering leaving SF IF the family zoning plan is passed. Your plan would put an 8 story building RIGHT NEXT TO MY HOUSE and all along Geary Blvd. Geary Blvd is not a monolithic traffic artery. Yes, there are many commercial buildings and medical facilities but those are in the more central areas. Outer Geary is residential with small businesses. I live in the historic residential park neighborhood and you would destroy that history. Remember how the Fillmore was destroyed in the name of urban renewal?

I remember my realtor told me that in SF EVERY block is different. You are taking a sledgehammer to solve a problem that requires more finesse. People come to SF for its distinct neighborhoods and varied charm, not monolithic high rise, high density structures.

Remember, the western part of SF elected you. You are rapidly losing political support with this plan.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
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ADDITIONAL COMMENTS (optional):

Sincerely,
Christina Shih
San Francisco, CA 94121

From: tvobsf@everyactioncustom.com on behalf of Anthony Villa
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 1:48:55 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Anthony Villa
San Francisco, CA 94122

From:	cutelynx@everyactioncustom.com on behalf of Qi Wolf
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 1:42:51 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
Qi Wolf
San Francisco, CA 94123

From: stephenshilling@everyactioncustom.com on behalf of Stephen Shilling
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 1:25:55 PM

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

Dear Board of Supervisors,

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We call on you to:

- Drastically scale back the Mayor's upzoning maps
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ADDITIONAL COMMENTS (optional):

Sincerely,
Stephen Shilling
San Francisco, CA 94114

From: noble.angulo@everyactioncustom.com on behalf of Sabine Angulo
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 1:25:34 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Sabine Angulo
San Francisco, CA 94122

From: pat.huey@everyactioncustom.com on behalf of Patricia Huey
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 1:24:36 PM

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

Dear Board of Supervisors,

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We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Patricia Huey
San Francisco, CA 94117

From: erikashe@everyactioncustom.com on behalf of Erika Shershun
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 1:02:38 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Erika Shershun
San Francisco, CA 94109

From: mathias1us@everyactioncustom.com on behalf of marcy israel
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 12:51:28 PM

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

Dear Board of Supervisors,

I am opposed to the upzoning in the neighborhoods proposed. They do not make sense. Along the park? This will not be affordable housing, but park view housing. the excuse of housing on bus lines is absurd, bus lines can adapt to housing. There are many areas of SF that are not developed that could accomadate housing without destroying our neighborhoods and the charm of SF. Height brings wind tunnels, blocks views and impacts negatively.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
marcy israel
San Francisco, CA 94121

From: renitaherrmann@everyactioncustom.com on behalf of Renita Herrmann
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 12:50:02 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. The lack of a response from other emails I have sent makes me realize my voice is not heard.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Renita Herrmann
San Francisco, CA 94122

From: bkerester@everyactioncustom.com on behalf of Brian Kerester
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 12:35:22 PM

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

Dear Board of Supervisors,

I have lived in San Francisco for 33 years, raised my children in the city, and plan on remaining here for many years to come. My wife and I moved here from New York City and understand, based on experience, the impact of dense neighborhoods and tall buildings.

While I am in favor of upzoning in general and providing more housing throughout the city, I strongly oppose the Mayor's plans to build structures greater than five stories in most neighborhoods except the financial district, which already has tall buildings and need people, and parts of and parts of Van Ness, 19th Street, and Geary Streets, which are wide and are major transportation corridors. The maximum height for buildings in any neighborhood other than the financial district should be five stories along these major transportation corridors. FYI - Chestnut and Union Streets are not transportation corridors; they are narrow streets with stores and housing, and one bus line each.

I have studied the population and geography of the city in detail and calculated the density for the 41 neighborhoods. The upzoning plans focus on building more structures and accommodating more people in some of the most densely populated sections (Marina, Cow Hollow, Pacific Heights, Russian Hill, North Beach) of the city, which I find unfair to everyone. The average density of these neighborhoods is already 39,571 people per square mile, which is dramatically higher than the city average of 17,107; many neighborhoods have considerably fewer people. These densely populated neighborhoods were built up over the past 100 years and already have numerous buildings which are in excess of 8 stories tall - we do not need more of them. I can send you my spreadsheet, which shows the population and density by 41 neighborhoods.

The city and the real estate developers should focus on building up neighborhoods that are low-density and need people. The city and developers did a great job building out the China Basin and Mission Bay areas. There is plenty of room in the undeveloped neighborhoods to build moderate-height (5-story) buildings. In addition to creating new housing in the city, you need to develop the infrastructure to support it - transportation, police, fire, retail, schools, and parks.

Your plan is a gift to real estate developers. You are not protecting the citizens who live here and made these neighborhoods attractive. Please withdraw your plan, seek citizen input, and develop something that develops the numerous undeveloped areas of San Francisco that desperately need more people and housing.

Thank you,

Brian Kerester

Sincerely,
Brian Kerester
San Francisco, CA 94123

From: emailamr@everyactioncustom.com on behalf of Ann Rubin
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:52:15 AM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Ann Rubin
San Francisco, CA 94133

From: ryan.salma@everyactioncustom.com on behalf of Ryan Salma
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:35:59 AM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
Ryan Salma
San Francisco, CA 94115

From:	sptsantilis@everyactioncustom.com on behalf of Senta Tsantilis
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 11:31:43 AM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
Senta Tsantilis

From: skreamy@everyactioncustom.com on behalf of Susan Reamy
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:27:59 AM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
Susan Reamy
San Francisco, CA 94127

From: rhanda@everyactioncustom.com on behalf of Rhanda Salma
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:26:42 AM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Rhanda Salma
San Francisco, CA 94123

From: daniellemarone@everyactioncustom.com on behalf of Danielle Marone
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:25:55 AM

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Dear Board of Supervisors,

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement !

I am not opposed to buildings that add housing but opposed to buildings that are out of proportion with the scale of the neighborhood.

The outer Sunset does not have the infrastructure to keep up with the large scale buildings that are proposed and it destroys the small community feeling that we cherish.
Please limit new buildings g heights to 5 stories.

Thanks

Sincerely,
Danielle Marone
San Francisco, CA 94116

From: susanmackowski@everyactioncustom.com on behalf of Susan Mackowski
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:18:17 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

There is no reason to destroy the character of San Francisco's neighborhoods, whose ongoing vibrancy far surpasses the desolate business terrain downtown. Face it, jobs (except for AI) are not in SF, anywhere but. Make it easier for homeowners, small apartment building owners, and owners of vacant lots to add on units and build using current regulatory height standards.

Sincerely,
Susan Mackowski
San Francisco, CA 94133

From: ntlarsen@everyactioncustom.com on behalf of Niels Larsen
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:16:35 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Niels Larsen
San Francisco, CA 94123

From: travelzoe@everyactioncustom.com on behalf of Zoe Fuentes
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:16:19 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Zoe Fuentes
San Francisco, CA 94123

From: donna.howe@everyactioncustom.com on behalf of Donna Howe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:02:43 AM

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

Dear Board of Supervisors,

MR. MAYOR AND FRIENDS (YES, I CONSIDER YOU MY FRIENDS) AT CITY HALL -

PLEASE BE WILLING TO SIT DOWN AND SPEAK WITH COMMUNITY LEADERS FROM ALL THE NEIGHBORHOODS TO HEAR THEIR CONCERNS AND SUGGESTIONS TO REACH A MORE NUANCED COMPROMISE APPROACH TO BUILDING MORE HOMES IN SAN FRANCISCO. WE ARE NOT OPPOSED TO BUILDING, JUST WANT A MORE MEASURED APPROACH THAT TAKES INTO ACCOUNT TOPOGRAPHY, HISTORY, LONG-STANDING NEIGHBORHOOD CONTRIBUTIONS AND THE CLOSE-KNIT COMMUNITIES THAT ALREADY EXIST AND THAT ARE THRIVING. THERE IS STILL TIME TO EXAMINE ALTERNATIVES AND OFFER SACRAMENTO ANOTHER SF OPTION THAT LOOKS TO THE FUTURE BY VALUES THE PAST.

RECALCULATE POTENTIAL NUMBERS OF BUILDS POSSIBLE UNDER SUPERVISOR MELGAR'S PREVIOUS LEGISLATION - PARTICULARLY NOW IN LIGHT OF NEW PERMITTING CHANGES. WE CAN STILL GAIN UNITS VIA CORNER OPPORTUNITIES, AND ADUS, AND MORE MIDRISE HEIGTHS WHILE KEEPING EXISTING LEVELS OF VIBRANCY AND OPEN SPACE.
THIS IS WHAT YOUR TAX-BASE CONSTITUENTS WANT TO SEE AND WILL SUPPORT...DEVELOPMENT WITHOUT EXTREME UPZONING.

As a San Franciscan, I strongly oppose Mayor Lurie's CURRENT plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): THERE ARE OPTIONS, REAL ONES. DON'T LOSE THIS OPPORTUNITY, MAYOR, TO BUILD SOLIDARITY WITH ALL YOUR CONSTITUENTS, PARTICULARY THOSE WHO SUPPORT SO MUCH OF YOUR CURRENT WORK TO MAKE SF A MORE SAFE AND VIBRANT PLACE TO LIVE AND WORK, BUT WHO HAVE LEGITIMATE CONCERNS ABOUT THE FAMILY ZONING PLAN YOU ARE PROPOSING.

Sincerely,

Donna Howe
San Francisco, CA 94127

From: maryanntittle@everyactioncustom.com on behalf of MaryAnn Tittle
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:50:27 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
MaryAnn Tittle

From: maryanntittle@everyactioncustom.com on behalf of MaryAnn Tittle
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:48:10 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
MaryAnn Tittle

From:	tab@everyactioncustom.com on behalf of Teresa Butler
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 10:41:44 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):Completely misguided plan; thoughtless; destructive.

Sincerely,
Teresa Butler
San Francisco, CA 94122

From:	Rachael Clausen
To:	Calvillo, Angela (BOS); Board of Supervisors (BOS)
Subject:	letter in opposition to potential rezoning of height and/or density in west side of San Francisco
Date:	Monday, September 8, 2025 3:05:50 PM
Attachments:	San Francisco Planning Department (1).pdf

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

Dear Clerk of the Board:
Please provide each district supervisor a copy of the attached letter.

thank you,
Rachael Clausen

September 5, 2025

San Francisco Planning Department
49 South Van Ness Avenue, #1400
San Francisco, CA 94103

RE: Case No 2021-005878CWP
Board File Nos. 250700 and 250701

Dear Members of the Family Zoning Planning Team – Panning Department:

I am writing as a concerned resident of San Francisco to express my strong opposition to any proposal for “upzoning” in the San Francisco neighborhoods commonly referred to as “the west side of San Francisco.”

These neighborhoods are one of the few remaining parts of San Francisco that maintain a lower-density, residential character with green space, family-oriented homes, and a quieter, more suburban atmosphere. Many of us choose to live here specifically for those qualities, and we are concerned that blanket upzoning would irreversibly damage what makes this community livable.

This area was built to be different from the city’s denser core neighborhoods. Its architectural character, single-family homes, and cohesive layout reflect decades of thoughtful development. That legacy deserves careful stewardship, not sweeping rezoning that treats all neighborhoods as interchangeable.

The residents in the west side of San Francisco are car dependent. Daily necessities like groceries, schools, parks, and services are spread out and not easily accessible by foot or public transit. Adding large multi-unit buildings without dedicated parking will increase the strain on already limited street parking, increase traffic congestion, and worsen pedestrian safety, especially in neighborhoods and streets not built to support higher traffic volumes.

Other major cities understand that not all neighborhoods are appropriate for high-density development. In New York City, for example, most large-scale development is concentrated in Manhattan, where infrastructure and transit systems can support it, not in Staten Island, the Bronx, or the residential parts of Brooklyn, which are also part of New York City. San Francisco should take a similarly balanced approach. Just because state law mandates more housing doesn't mean every neighborhood must absorb the same burden**,** especially areas in the west side of the City that lack the infrastructure and transit to support it responsibly.

What is especially troubling is that the upzoning maps focus almost entirely on the working and middle-class neighborhoods on the west side of the City, excluding major residential areas in Presidio Heights, St. Francis Wood, Forest

Hill, Goldengate Heights, Noe Valey, the Bayview and South of Market. If the goal is truly about equitable housing policy, why are only certain neighborhoods being asked to shoulder the weight of this change? This selective targeting suggests a process shaped more by politics and convenience than by fairness or smart planning.

We also have to ask: who is this housing actually for? Many younger San Franciscans and new arrivals are not looking to live in the proposed upzoning areas. They prefer vibrant, walkable neighborhoods like the Mission, Bernal Heights, Noe Valley or Hayes Valley, areas with better transit access and more cultural life. The west side of San Francisco does not offer that kind of lifestyle. There is a very real risk that upzoning here will lead to units that sit vacant or are priced far out of reach. With an estimated 60,000 vacant units already in San Francisco, simply building more housing, especially at market rate, will not address the real issue: affordability**.**

I also want to speak to the increasingly common tactic of labeling any community concern as "NIMBYism." That is not what this is. We are not opposed to housing; we are opposed to poorly planned, inequitable, developer-driven policies that ignore local context and livability. Just because we oppose upzoning *here* does not mean we oppose progress. We simply want policies that are fair, thoughtful, and serve the people who need housing most. Our neighborhoods should not be sacrificed in the name of "progress" defined by large developers with deep pockets and political access. We ask you, as the oversight body, to represent San Franciscans, not special interest groups.

Meanwhile, our infrastructure cannot support major increases in density. Public transit is limited. Roads, sewers, and emergency services are already strained. Local schools may not have capacity. Adding hundreds or thousands of units without matching investment in basic infrastructure and public services is not sustainable, and it puts everyone, current and future residents alike, at risk.

San Francisco needs to grow, but it must grow *wisely*. Upzoning should be targeted, infrastructure-aware, and community-informed. I respectfully urge you to oppose any blanket upzoning in the west side of San Francisco unless it is part of a broader, equitable, and sustainable citywide plan that prioritizes affordability, infrastructure investment, and true community engagement.

Sincerely,

Rachael Clausen
Parkside resident

cc: Board of Supervisors – via electronic mail

From: patricia_inez@everyactioncustom.com on behalf of Patrice Thompson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 5:18:31 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Patrice Thompson

From: sfgoldsmith@everyactioncustom.com on behalf of Sarah Goldsmith
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 2:51:22 PM

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

Dear Board of Supervisors,

This plan is not affordability, it is a redevelopment plan selling off our city to the highest bidder at the expense of working people, rent controlled residents, and families. This plan incentivizes the demolition of existing homes, displacing renters and our cherished small businesses, and the crass transformation of our neighborhoods into unaffordable luxury high-rise corridors. How can this plan claim to serve families when it does not meaningfully set conditions for affordability? How can this plan claim to serve the generations of San Franciscans to come when it incentivizes demolition? This plan offers no solution for our current catastrophic vacancy rate, no scalability of the infrastructure needed to support increases in density across our city, and doesn't even acknowledge our current trend of population decline. Peer cities have bought into blanket upzoning - Vancouver, Austin, Manhattan, Hong Kong - and presented a cautionary tale. Trickle down economics doesn't work, and neither does this plan masquerading as abundance. This is not a matter of simple supply and demand - our equity driven market demands complex solutions centering everyday San Franciscans like the constituents you serve.

I call on you as a San Franciscan who wants to build a family, send my kids to SFUSD, and live my life in our great city to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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How can you claim to serve our city when you support a plan our greatest neighborhood organizations, housing advocates, and small business owners unanimously oppose? Do better by our city, and do better by yourself by doing the right thing and scaling back this map and taking the time needed to craft a viable plan with community support.

Sincerely,
Sarah Goldsmith
San Francisco, CA 94133

From: mmueller5@everyactioncustom.com on behalf of Michael Mueller
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 2:42:45 PM

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

Dear Board of Supervisors,

As a San Francisco resident of district 2, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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San Francisco doesn't have the transportation infrastructure to support the increased density (a single bus route on a surface street is not credible mass transit). The upzoning will result in a massive increase in land values, which means that developers will be forced to build maximum height limit buildings to make the economics work, with no concern for which buildings will be replaced or how the neighbors and neighborhoods close to the proposed building will be impacted. This plan needs to be dramatically curtailed, particularly in the north and western parts of the city which cannot take the increased density.

Sincerely,
Michael Mueller

From: Roger Weinman
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, September 9, 2025 2:42:15 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Roger

Roger
California

From: abdkl@everyactioncustom.com on behalf of David Little
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 2:31:00 PM

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

Dear Board of Supervisors,

To all San Francisco Board of Supervisors -and- Mayor Laurie
PLEASE listen to your constituents. Proposition K was and remains a disaster. The traffic nightmare that the Sunset & Parkside and Outer Sunset has become for us residents a constant pain. Nineteenth Avenue, part of the 280 route to the Golden Gate Bridge is constantly busy. The California coastal economy is constantly impacted. Peninsula and Marin coastal commuters, even not counting S.F. residents, now have an unneeded half hour added to their daily commute.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
David Little
San Francisco, CA 94116

From: rbinsf@everyactioncustom.com on behalf of Rita Pisciotta
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 2:01:01 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Rita Pisciotta
San Francisco, CA 94133

From: rbinsf@everyactioncustom.com on behalf of Rita Pisciotta
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 2:00:21 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Rita Pisciotta
San Francisco, CA 94133

From:	sternc@everyactioncustom.com on behalf of Claudia Stern
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Tuesday, September 9, 2025 12:32:29 PM

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

Dear Board of Supervisors,

I have lived and voted in San Francisco since 1985. I am appalled at the development plan currently under consideration by the Planning Commission. As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
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ADDITIONAL COMMENTS (optional):

Sincerely,
Claudia Stern
San Francisco, CA 94121

From:	peter.yedidia@everyactioncustom.com on behalf of Peter Yedidia
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Tuesday, September 9, 2025 12:12:18 PM

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

Dear Board of Supervisors,

I've lived in San Francisco for 50 years and now reside in North Beach.

I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
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Sincerely,
Peter Yedidia
San Francisco, CA 94133

From: theodora.m@everyactioncustom.com on behalf of Theodora Manty
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 12:08:20 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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I think it's awful that those of us who would be impacted by this were not invited to meetings to learn about this plan. When I voted for Lurie, I thought I was voting for someone who really had our interests at heart. I see he, in some way, is taking a page from the President's book and trying to pull a fast one on us! Why didn't the Mayor come to our neighborhood association meetings to talk to us? Our supervisor, Myrna Melgar is in cahoots with him as she ignores her constituents. She does have a representative from her office attend our meetings, but he can't answer all of our questions and address our concerns. She is the one who can! Oh well, this is the present state of our federal and local governing bodies.
Theodora Manty

Sincerely,
Theodora Manty
San Francisco, CA 94127

From: esinsf@everyactioncustom.com on behalf of Eihway Su
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 10:41:15 AM

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Dear Board of Supervisors,

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- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Eihway Su
San Francisco, CA 94117

From: meeshell1943@everyactioncustom.com on behalf of Michelle Welch
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 9:10:10 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Michelle Welch
San Francisco, CA 94117

From: knit1purl1@everyactioncustom.com on behalf of PATIENCE HUTCHINSON
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 7:11:55 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

It's very important to preserve San Francisco's uniqueness. Turning it into Manhattan is not only unnecessary but it would destroy the city, if seismic issues don't destroy oversized buildings first. I was born in San Francisco and am shocked to see that San Francisco born mayors such as London Breed and Daniel Lurie do not understand the uniqueness of their home city. If this new redevelopment scheme happens, history will show it to be a tremendous mistake.

Sincerely,
PATIENCE HUTCHINSON
San Francisco, CA 94122

From: peterboothlee@everyactioncustom.com on behalf of Peter Lee
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 4:18:47 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Peter Lee
San Francisco, CA 94118

From: THE_DREADNOUGHT@everyactioncustom.com on behalf of JEFFREY RICKER
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 11:33:57 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

SF residents do not want to be force fed Wienertopia from Sacramento!

Sincerely,
JEFFREY RICKER
San Francisco, CA 94123

From: h.weiner@everyactioncustom.com on behalf of Herbert Weiner
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 10:19:12 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Herbert Weiner
San Francisco, CA 94112

From:	soaring_leap@everyactioncustom.com on behalf of Lauren Meredith
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 9:49:31 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose massive upzoning, which incentivizes the demolition of existing homes; displacement of renters, longtime homeowners and small businesses; and transformation of our neighborhoods into unaffordable luxury high-rise corridors. Golden Gate Park shouldn't become Central Park.

We need affordable housing but we sure don't need or want luxury units in super tall buildings that ruin our neighborhood vibe.

We call on you to:

- Drastically scale back and scale downwards ! the upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Lauren Meredith
San Francisco, CA 94121

From: alantor@everyactioncustom.com on behalf of Allen Lantor
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 8:09:52 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS: These plans will ruin the present fabric and essence of the neighborhoods and neighborhood business communities that make San Francisco special and a desired place to live, as well as a desired destination for tourists to visit. These plans are not the right approach to address the problem you are attempting to resolve. Ruined neighborhoods, destruction of local businesses, increased congestion, higher crime, and stressed infrastructure will be the result. Please vote against the upzoning plans. Thank you for your consideration.

Sincerely,
Allen Lantor
San Francisco, CA 94116

From: lori.ottolini.geno@everyactioncustom.com on behalf of Margret Geno
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 8:01:47 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
Why this is a poorly conceived plan:
1. Infrastructure feasibility, systems and infrastructure cannot sustain this type of density - feasibility study was limited
2. Actual Growth of the city does not reflect the nature of this project.
3. The lack of neighborhood oversight
4. Loss of Neighborhood integrity.

Sincerely,
Margret Geno
San Francisco, CA 94127

From:	khoegger2@everyactioncustom.com on behalf of Ken Hoegger
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 7:54:31 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (we have abundant open space in Visitation Valley and along 3rd St which has a new light rail , ideal for commuters.. The east side is loaded with abundant and deteriorating industrial sites.unlike the westside.
As a 45 year real estate broker I assure you increasing the supply of market rate housing which Wii be a result of the zoning changes will not address the real housing problem which is affordability. Contractors are not incentivized to build low cost housing on sites they pay for at market rate. The old construction axiom has been "it costs the same to drive a nail in a shed as it does in a mansion." We ask you to not contribute to the demise of SF's unique village character.
Ken and Kathy Hoegger, SF Proud Natives

Sincerely,
Ken Hoegger
San Francisco, CA 94127

From:	parrott371@everyactioncustom.com on behalf of N P
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 7:52:29 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
N P

From:	khoegger2@everyactioncustom.com on behalf of Joseph Hoegger
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 7:37:10 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Joseph Hoegger

From: francesschreiberg@everyactioncustom.com on behalf of Frances Schreiberg
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 6:58:17 PM

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

Dear Board of Supervisors,

As a San Franciscan living on the same block in North Beach since 1976 and having raised my daughter here, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. It, or earlier legislation, will also permit a building of some 24 stories at the bottom of my block which will seriously impact my 2 tenants who will leave my building - and whose rent I depend on in retirement to pay my mortgage, property tax, and insurance. This is what I depend on in my retirement.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

The proposed changes to upzone North Beach / Telegraph Hill do not impact me directly as I'm already adversely affected by earlier legislation that increased height and density. But it will impact my neighbors, many who are also small property owners, who will lose tenants during 2 - 3 years of construction which one reasonably should anticipate when you upzone this historic neighborhood.

Sincerely,
Frances Schreiberg
San Francisco, CA 94133

From: lwb6@everyactioncustom.com on behalf of Carolyn Butler
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 6:49:21 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Carolyn Butler

From: askalice@everyactioncustom.com on behalf of Alice Polesky
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 6:12:54 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Alice Polesky
San Francisco, CA 94107

From:	carolkellyclark@everyactioncustom.com on behalf of carol clark
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 5:46:48 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
carol clark
San Francisco, CA 94127

From: christyoconnell@everyactioncustom.com on behalf of Christy O"Connell
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 5:24:31 PM

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

Dear Board of Supervisors,

As a San Franciscan for almost twenty-four years, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Christy O'Connell
San Francisco, CA 94123

From: Mitch Conquer
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, September 8, 2025 5:14:18 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Mitch Conquer
mitchconquer@gmail.com
77a Pearl Street
San Francisco, California 94103

From:	jim-connelly@everyactioncustom.com on behalf of jim connelly
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 4:39:00 PM

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

Dear Board of Supervisors,

Please vote against this extreme measure that will change the Victorian neighborhoods forever!!

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
jim connelly
San Francisco, CA 94123

From:	v.barker@everyactioncustom.com on behalf of Virginia Barker
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 4:34:01 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): The plan is destructive of Rent Control. Rent Control is the largest, most successful housing affordability plan the City has. It is essential to maintaining a diverse city economy and culture. Yet, the City plans to destroy Rent Control in the name of housing affordability - for the rich. The plan should be named Mayor Lurie's Let Them Eat Cake Upzoning. The tenant "protections" are risable. The Plan is a betrayal of San Franciscans, most of whom have relied for nearly half a century on the City's fair and effective Rent Control protection. It will damage the lives and livelihoods - of your constituents!

Sincerely,
Virginia Barker
San Francisco, CA 94123

From: kcodysf@everyactioncustom.com on behalf of Kate McCaffrey
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 4:08:18 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): I am a native San Franciscan. I have lived in the Sunset/Parkside district my whole life. This plan would destroy my beloved neighborhood. Please take action against this!

Sincerely,
Kate McCaffrey
San Francisco, CA 94116

From: jvspangenberg@everyactioncustom.com on behalf of Jill Spangenberg
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 3:36:23 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
These changes will also not be felt evenly - some neighborhoods such as Sea Cliff, Presidio Heights, Marina will feel less effect. The Outer Richmond where I live (between Geary & Clement) would be heavily impacted. This is not a fair application of sharing the burden, and hence the effect on home values. This will make the homes of the wealthiest home owners located in less impacted neighborhoods increase in value while impacted homes will be less valuable, exacerbating wealth disparity. Some corridors such as Geary make sense if transit improvements follow (and primarily, transit has to be SAFE, EFFICIENT & CLEAN if residents are to use it). Outer Clement does not make sense, nor do the streets between the major arteries.

Sincerely,
Jill Spangenberg
San Francisco, CA 94121

From:	informationmistress@everyactioncustom.com on behalf of lori higa
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Monday, September 8, 2025 3:33:59 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
I've been a homeowner & resident in San Francisco for over 35 years, living in the Russian Hill, Sunset district & now SoMa neighborhoods. Please prioritize the needs of your constituents overvdevelopers. Don't destroy the charm, history & character of all of SF's wonderful neighborhoods with half baked development legislation & ideas in reaction to the affordability crisis in our town without preserving what is loved.

Sincerely,
lori higa
San Francisco, CA 94103

From: birker@everyactioncustom.com on behalf of Birke Reimnitz
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 3:24:16 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

This is NOT for the good of the city! This will destroy the character of this city!

Sincerely,
Birke Reimnitz
San Francisco, CA 94121

From: kayechandley@everyactioncustom.com on behalf of Kaye Handley
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 3:15:48 PM

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

Dear Board of Supervisors,

My husband and I recently moved to San Francisco, a place we have long loved for its charm and beauty. Despite the city's tarnished image and crime in areas around Union Square, we decided to buy here and now have a home in Cow Hollow. WE ARE VERY CONCERNED about plans to build up neighborhoods around the city with high rises that will increase density and destroy the charm of the city we chose.
As former residents of New York City we know what high rises and increased density do to a neighborhood of local restaurants and shopkeepers. And to the beauty of the city. We don't need that here.
This will do nothing to alleviate homelessness. This is not affordable housing for low-income residents. DON'T DESTROY OUR NEIGHBORHOODS on the false promise of helping the homeless.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Kaye Handley
San Francisco, CA 94123

From: alecd69@everyactioncustom.com on behalf of Alec Davis
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 3:15:05 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Alec Davis
San Francisco, CA 94123

From: khoegger2@everyactioncustom.com on behalf of Joseph Hoegger
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 8, 2025 3:05:53 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadliney

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

As a 45 year real estate broker, my experience of the San Francisco market is that increasing the supply of upscale units that would make up the majority of additions that would be allowed under the zoning changes being proposed WOULD NOT BRING DOWN PRICES. We do not need more housing, we need AFFORDABLE HOUSING.
We need a mix of market and affordable housing in areas like the Brisbane Visitation Valley areas where estimations of 30,000+ units have been projected. The Bay View 3rd Street corridor is ideal for large scale development with aging warehouses along with a new 3rd Street light rail. A new trans bay tunnel has been proposed.
Many westside zoning change advocates promote new zoning as a way to bring the westside into housing balance with the eastside. Is it not more desirable to enhance eastside neighborhoods by ridding them of abandoned and crumbling industrial buildings?
We have the land to meet the goals of the state housing element, let's not destroy our village like character that exists in our neighborhoods. I always felt proud to be a San Francisco native when New Yorkers observed our neighborhoods to be a conglomeration of villages.

Sincerely,
Joseph Hoegger
San Francisco, CA 94127

From:	Andrew Robinson
To:	CPC-Commissions Secretary; Board of Supervisors (BOS)
Subject:	SUPPORT-Family Zoning
Date:	Wednesday, September 10, 2025 5:54:16 PM
Attachments:	SUPPORT- Family Zoning_The East Cut_09.09.25.pdf

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

Dear Members of the Planning Commission and Board of Supervisors,
On behalf of The East Cut Community Benefit District, please find attached our letter of support for approval of the Family Zoning Plan.

Sincerely,
Andrew

--



The East Cut Community Benefit District | 528 Folsom Street | San Francisco, CA 94105
O: 415.543.8223 | C: 415.891.7302 | theeastcut.org | instagram.com/theeastcut

THE EAST CUT

September 9, 2025

San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Support for San Francisco's Family Zoning Plan

Dear Members of the Planning Commission and Board of Supervisors,

On behalf of The East Cut Community Benefit District (CBD), I write to express our strong support for the Family Zoning Plan. The East Cut is home to a flourishing residential community, thousands of workers, and a growing network of small businesses. Our experience has shown that vibrant cities rely on a healthy balance of housing, commerce, and public space. The Family Zoning Plan moves us closer to that balance.

Housing Growth Supports Neighborhood Vitality

San Francisco continues to face an acute housing shortage that threatens the stability of families, the competitiveness of our workforce, and the strength of our neighborhood economies. By expanding opportunities for family-sized and mid-rise housing in more neighborhoods, the Family Zoning Plan will make it possible for more workers and families to live in San Francisco. With housing growth projected to generate nearly $5.6 billion in local spending, this plan also strengthens the retail and service industries that are critical to thriving communities.

Protecting and Supporting Small Businesses

The Family Zoning Plan rightly prioritizes development on underutilized lots, such as parking lots, gas stations, or vacant buildings, preserving existing storefronts wherever possible. In those rare cases where relocation is necessary, the plan provides thoughtful protections, including early notification, relocation assistance, waived permit fees, and incentives to retain or incorporate legacy and community-serving businesses into new projects. These safeguards ensure that housing growth strengthens rather than undermines our small business ecosystem.

Shared Responsibility Across the City

For too long, a limited set of neighborhoods have stepped forward to increase our city's housing stock, making room for people across the economic spectrum, while others have remained off-limits. The Family Zoning Plan takes a more balanced, citywide approach, distributing housing opportunities more

528 Folsom Street
San Francisco
CA 94105

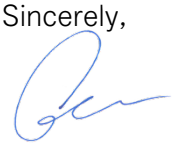
415.543.8223
info@theeastcut.org
theeastcut.org

fairly across San Francisco. This not only advances equity but also protects the city's eligibility for vital state housing and infrastructure funding.

A Stronger San Francisco for Families and Workers

The East Cut CBD strongly believes that San Francisco's future depends on making our neighborhoods places where people can both live and work. The Family Zoning Plan is an important step toward that future. By advancing this plan, the City will retain talent, stabilize communities, strengthen small businesses, and build a more inclusive, resilient economy.

expediently.
Sincerely,



Andrew Robinson
Executive Director, on behalf of
The East Cut Community Benefit District Board of Directors

From: Simone Alberti
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 10:00:57 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Build, build, build!

Simone Alberti
simo.alb88@gmail.com
131 Noe St.
San Francisco, California 94114

From:	nhf009@everyactioncustom.com on behalf of Nancy Fee
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Wednesday, September 10, 2025 8:22:40 PM

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

Dear Board of Supervisors,

As a native San Franciscan and a Russian Hill resident of 30 years, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline
- At a minimum, follow the thoughtful and entirely reasonable recommendations of San Francisco's 50+ year historic preservation organization, SF Heritage:
    1. Exclude all category A parcels in the proposed upzoning area
    2. Tie completion of the SF Survey and the subsequent designation of qualifying landmarks and historic districts to a clear and specific timeline in the zoning plan
    3. Execute a complete and total revision of the Planning Department's Historic Preservation program including a reassessment of strategy and shared goals among constituents and elected leaders.

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Protect, don't destroy our special places, built environment and urban culture.

Sincerely,
Nancy Fee

From: tracyclagett@everyactioncustom.com on behalf of E. T. Clagett
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 7:59:50 PM

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

Dear Board of Supervisors,

As a forty-year resident of Ingleside Terraces,I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. I have written to you previously describing the potentially perilous my residential property is in under this plan.

I fully agree with the following concise statement: Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

If these plans are brought to full fruition--over a period of years--San Francisco will be a city inhabited only by the wealthy and the poor. Families do not want to live in--or surrounded by--highrise multi-unit buildings, and all middle -lass families who can manage to leave the city will do so.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

I call upon you not to adopt this destructive plan for San Francisco.

Sincerely,
E. T. Clagett
San Francisco, CA 94127

From: hobb2@everyactioncustom.com on behalf of Sherri Samu
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 7:52:45 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

I call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

These upzoning plans are hiding behind the state's requirements to build affordable additional housing. Instead, the plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

The number of units San Francisco is required to plan for keeps changing and our Planning Department refuses to show their math or offer alternative plans. Mayor Lurie, and his way too powerful but inexperienced housing chief Ned Segal, have not pushed back on lobbyist demands because they don't understand the math or loopholes, while developers and their own planning department run circles around them.

It is presented as accepted fact that this flawed plan is all we have, and everyone must fall in line. No discussion; no proof; no debate allowed.

Again, I call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Sincerely,
Sherri Samu
San Francisco, CA 94122

From: Gladys Soto
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 7:07:31 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Gladys Soto
gladysholdersoto@gmail.com
218 Genebern Way
San Francisco, California 94112

From: Mark Holmquist
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 6:43:06 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

Though I'm unfortunately traveling for work and won't be able to attend tomorrow's commission hearing, I'm writing to express my strongest support for the Family Zoning Plan. I've been following this legislation with rapt attention for quite some time, in its various iterations. Since I moved to the city 15 years ago, housing has been such a fraught topic--the source of so much financial stress and difficulty for so many people living here--myself included. I've watched so many people give up and leave, not because they wanted to, but because they felt they didn't have a choice.

The ONLY way this will ever get better is to reduce the myriad bureaucratic sources of friction and incentivize and enable the construction of as much housing as possible, reasonably located in transportation and retail corridors . We need to push back against the engrained, privileged (and tone-deaf) voice of the NIMBYs who have ruled this city for far too long.

This is also one of many steps we need to take to expedite the cultural reawakening of our city--to attract and bring back the youth, the artists, the drivers of activity that will breathe fresh life back into every corner of SF.

I'm so proud of our city for bringing this to the table, for making it happen. Let's get it over the finish line and watch our city start its next chapter. Thank you for doing your part!

Mark Holmquist

Mark Holmquist
markfb9@gmail.com
549 Duncan St
San Francisco, California 94131

From:	madatian.j@everyactioncustom.com on behalf of Jasmine Madatian
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Wednesday, September 10, 2025 6:14:49 PM

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

Dear Board of Supervisors,

As a native San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Please don't ruin our neighborhoods!

Sincerely,
Jasmine Madatian
San Francisco, CA 94116

From:	Stan Hayes
To:	So, Lydia (CPC)
Cc:	Lurie, Daniel (MYR); Sauter, Danny (BOS); Dennis Phillips, Sarah (CPC); rachel.tanner@sfgov.org; Chen, Lisa (CPC); Moore, Kathrin (CPC); Imperial, Theresa (CPC); Braun, Derek (CPC); Campbell, Amy (CPC); Mcgarry, Sean (CPC); Williams, Gilbert A (CPC); CPC-Commissions Secretary; Board of Supervisors (BOS); nancy Shanahan
Subject:	OPPOSITION - Proposed Family Zoning Plan (2021-005878 GPA PCA MAP)
Date:	Tuesday, September 9, 2025 6:26:07 PM
Attachments:	THD Com Ltr_CPC_Upzoning Plan_FINAL 9-9-25.pdf

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

Dear President So and Commissioners,

On behalf of the Telegraph Hill Dwellers (THD), we write to strongly **OPPOSE** the above-cited Mayor's proposed Family Zoning Plan. Please accept the attached letter as THD's initial comments on the Plan.

For the reasons set forth in our letter, the Mayor's Zoning Plan is inconsistent with the approved Housing Element, resulting in new major impacts not considered in the FEIR.

We urge the Planning Commission to require the Planning Department and Office of the Mayor to remove North Beach, Telegraph Hill, and Northern Waterfront areas from the Mayor's Zoning Plan.

Sincerely,

Stan Hayes and Nancy Shanahan

Co-Chairs, Planning & Zoning
Telegraph Hill Dwellers

September 9, 2025

Lydia So, President
San Francisco Planning Commission
49 S. Van Ness, Suite 1400
San Francisco, CA 94103
Via email: commissions.secretary@sfgov.org

RE: OPPOSITION to Proposed Family Zoning Plan (2021-005878 GPA PCA MAP)
Items 14(a), 14(b) and 14(c): General Plan Amendments; Planning Code Text Amendments; and Zoning Map Amendments

Dear President So and Commissioners,

On behalf of the Telegraph Hill Dwellers (THD), we write to strongly **OPPOSE** the Mayor's proposed Family Zoning Plan ("Mayor's Zoning Plan"), specifically the inclusion in the Mayor's Zoning Plan of major portions of Telegraph Hill, North Beach, and the Northern Waterfront which were not in the 2022 Adopted Housing Element ("Housing Element") nor were the resulting new impacts considered in the Final Environmental Impact Report (FEIR).

For more than seventy years, since 1954, THD has worked hard to build, maintain, and celebrate the vitality, livability and sustainability of some of San Francisco's most cherished neighborhoods. We have embraced a vision of housing growth that prioritizes affordable housing while fully protecting our existing tenants, vibrant small businesses, historic resources, and diverse culture of District 3, safeguarding the soul, vitality, and vibrancy of our densely developed neighborhood. Now the Mayor's Zoning Plan puts all of that at risk.

As set forth below, the Mayor's Zoning Plan is inconsistent with the approved Housing Element, resulting in new major impacts not considered in the FEIR.

1. **Remove North Beach, Telegraph Hill, and the Northern Waterfront, including Fisherman's Wharf from the Mayor's Zoning Plan.**

In mid-2025, Mayor Lurie proposed a Draft Upzoning Plan that for the first time included proposed height increases and density decontrols in the North Beach, Telegraph Hill, and Northern Waterfront areas, which had not been included in any of the previously proposed Upzoning Maps. Most notably, these changes were not in the *"Proposed Action"* analyzed in the adopted and certified FEIR, nor were they included on any of the "*Rezoning Program Scenarios*" contained in the adopted Updated 2022 Housing Element ("Housing Element"). And, every figure considered in the FEIR, including for example the possible future consideration of a Housing Sustainability District, specifically excluded these areas.

As revealed in the proposed Addendum to the FEIR, although the Housing Element and FEIR assumed and considered that the Northeast Planning District would provide net new housing units of only *800 units*, the Mayor's Zoning Plan now proposes *5,900 units*, a stunning *650% increase*. The proposed major height increases and density decontrol in the Mayor's Zoning Plan to accommodate this increase would have significant additional impacts on existing tenants,

small businesses, historic resources, parks and open spaces, and the diverse culture of District 3 that were never considered during the extensive public process leading up the adoption of the Housing Element.

Further, most of the areas in North Beach and the Northern Waterfront area now shown as being added to Mayor's Zoning Plan are within the *Priority Equity Geographies Special Use District*, which the Housing Element and FEIR assumed would not be within the areas to be upzoned or density decontrolled.

We have learned from discussions with individuals in the Planning Department, confirmed by emails obtained through a Sunshine Act Request, that the addition to the Mayor's Zoning Plan of these sensitive areas of District 3 was done with the specific approval of District 3 Supervisor, Danny Sauter. We urge the Planning Commission to require the Planning Department and Office of the Mayor to remove North Beach, Telegraph Hill, and Northern Waterfront areas from the Mayor's Zoning Plan.

2. Major Impacts to District 3 Neighborhoods Not Addressed in the FEIR

The Mayor's Zoning Plan would imperil our neighborhood's existing rent-controlled, multi-unit family housing, ethnic diversity, historic and cultural resources, parks, and economic vibrancy of our small neighborhood businesses. Moreover, it would encourage speculation and set up conditions that would have adverse social and economic effects on our neighborhoods. As pointed out below, such impacts are in direct conflict with the adopted Housing Element.

Significant New Threats to Existing Tenants and Rent-Controlled Housing

North Beach and Telegraph Hill are among the densest neighborhoods in San Francisco, with roughly 82% of our residents living in existing pre-1979 multi-family, rent-controlled buildings that house our City's workforce and seniors, including a large immigrant Asian population. Based on the City's profiles of neighborhoods in San Francisco, there are **37,156** people per square mile in North Beach as compared to **17,325** people per square mile in San Francisco.[1] The Planning Department's own maps show that rent-controlled buildings in District 3 (built before 1979 with 2+ units, excluding condos) represent approximately **32,336** units. And data collected by the SF Anti-Displacement Coalition and the SF Rent Board shows that, as a result of the Ellis Act, owner move-ins, buy-outs, and other no-fault evictions, many of our most vulnerable seniors and low-income tenants have already been displaced by speculators who turned their former homes into TICs and condominiums, often merging units for increased profits.

The Mayor's Zoning Plan, with its proposed upzoning and density decontrol in North Beach and Telegraph Hill, would further increase property values in these neighborhoods resulting in even greater speculation, demolitions, and displacement of our tenant population, which is in direct conflict with the Housing Element. Section 2 of the Housing Element: "Stabilizing Tenants and Rental Housing" acknowledges these threats:

[1] https://www.city-data.com/neighborhood/North-Beach-San-Francisco-CA.html

> *"Tenants often face greater housing precarity because they do not own their own homes and are more likely than homeowners to be lower income, face high housing cost burdens, and are often at greater risk of displacement. A majority of San Francisco residents are tenants, so tenant stability is often key to stabilizing communities."*

Existing legal protections for tenants have not prevented evictions, nor will the so-called "tenant protections" for rent-controlled buildings contained in the legislation enacting the Mayor's Zoning Plan prevent the flood of displacement incentivized by the proposed upzoning and density decontrol in District 3. Incentives for redevelopment provided by the upzoning and density decontrol, along with deregulation, will intensify demolition and displacement, destabilizing our communities. This creates long-term blight as properties become vacant, and developers dither because of outside factors like financing and adverse market conditions. Displaced tenants will be unable to afford the new units, even in the very low number of so-called "affordable units" assumed in the Mayor's Zoning Plan, and will disappear from our neighborhood.

We urge the Planning Commission to require the Planning Department and the Mayor's office to remove from the proposed Draft Upzoning Plan all height increases and density decontrols from existing multi-family, rent-controlled housing. The density of pre-1979 rent controlled units is the reason North Beach was never, until now, a part of the *"Proposed Action"* in the adopted and certified 2022 Housing Element EIR.

Significant New Impacts to Small Businesses

Columbus Avenue and Union and Powell Streets are part of the economic and cultural anchors of North Beach. Our small-scale retail corridors, where many are individually listed as Legacy Businesses, support hundreds of jobs, contribute significantly to the economic vibrancy and livability of our neighborhood, and are integral to the tourism industry that further contributes to supporting local employment and small businesses.

Importantly, the Housing Element does not call for upzoning or density decontrol of any of the retail corridors in North Beach, nor did it call for upzoning on Lombard, North Point, Beach, Jefferson, Chestnut, Francisco, or Bay Streets. None of the North Beach or Northern Waterfront retail corridors now shown in the Mayor's Zoning Plan were considered or analyzed in the adopted FEIR.

As stated in a joint letter to Mayor Lurie from multiple Westside and Northern neighborhood business leaders, including many from North Beach:

> *"Despite being labeled "family zoning," the plan will not deliver affordable housing for working families or protect small, family-run businesses. Instead, it threatens to displace workers, shutter long-standing neighborhood institutions, and hand over our communities to speculative development.*
>
> *"Already, parcels are being acquired and storefronts left vacant in anticipation of redevelopment. Our neighborhood businesses—still recovering from the pandemic, debt,*

> *and rising costs—cannot survive without stronger protections. The proposed upzoning, which allows 6–14+ story projects to replace century-old, three-story buildings, would overwhelm narrow streets, strain emergency services, and force closures of businesses that have served San Francisco for generations."*

Although the Mayor's Zoning Plan offers developers height increases and additional density in return for agreeing to locate displaced businesses in their proposed developments, we are aware that the ground floors of many new large apartment and condominium buildings are mostly vacant – look at those on Market Street or other corridors like Van Ness Avenue.

In District 3, the experience of The Jug Shop, a 60-year-old Legacy Business on Pacific Avenue at Polk Street foretells the future of our small businesses resulting from the Mayor's Zoning Plan. The Jug Shop was displaced and its home demolished to make way for a large-scale market-rate condominium development. The Jug Shop temporarily relocated a block away, hoping to return to the ground floor of the new condominium building on the site of its former long-time home. Unable to afford the build-out on the ground floor of the new building, it was forced to go out of business after 60 years of continuous operation. This will be the model for District 3 going forward if the proposed upzoning is adopted.

Upzoning these corridors would trigger redevelopment that almost always begins with demolition and displacement of small businesses. Like The Jug Shop, absent legal protections, displaced businesses would not survive the transition. Additionally, adjacent businesses are often dragged down by years of construction-related disruption. Noise, fencing, blocked sidewalks, lost parking, and reduced foot traffic can destabilize commercial blocks. The result is not affordable housing—it is the slow erosion of the vitality and street life, and the interconnectivity of the community, that make our neighborhoods work.

Furthermore, upzoning and density decontrol on commercial corridors in District 3 would increase property values and lead to commercial rent increases, forcing out many small businesses that are thriving economically under the existing zoning. The upscale commercialization of our neighborhood will never lead to more affordable housing.

We urge the Planning Commission to require the Planning Department and the Mayor's office to remove North Beach and its thriving neighborhood commercial corridors from the Mayor's Zoning Plan. They were never a part of the Housing Element, never appeared in any prior upzoning maps and were not considered part of the *"Proposed Action"* in the adopted and certified FEIR.

Significant New Impacts to Historic Resources

North Beach and Telegraph Hill are among the oldest and most significant historic neighborhoods in San Francisco. The Telegraph Hill Historic District, filled with survivors of the 1906 Earthquake and Fire, is one of the earliest historic districts designated under Planning Code Article 10. A fully documented proposed North Beach National Register Historic District, which the Mayor and Supervisor Sauter have thus far refused to support, clearly qualifies for recognition on the California and National Registers of Historic Places. The Washington Square Historic District, The Powell Street Shops Historic District, and the Upper Grant Avenue Historic

District are recognized by the City Planning Department as eligible for the California Register of Historic Resources. Washington Square is San Francisco Landmark No. 226. The Northern Waterfront contains at least seven Article 10 landmarks and National Register listed buildings. In addition, surveys of North Beach and the Planning Department's maps show hundreds more "A-Rated Buildings" in District 3.

As these areas were not included in the Housing Element, the addition of these historic areas to in the Mayor's Zoning Plan would threaten historic sites and districts with potential demolition and redevelopment, potentially significant additional impacts not analyzed in the FEIR. An Addendum to the FEIR is not a substitute for analysis of additional impacts from a changed project.

Attached to the Addendum to the FEIR is *Appendix D, Memorandum Regarding Potential Zoning Map Changes In Supervisor District 3*, which proports to use the FEIR and the Addendum to the FEIR as a substitute for environmental review in anticipation of adding even more development to the Mayor's Zoning Plan, by changing the base density of significant areas within the Article 10 Northeast Waterfront Historic District along Sansome Street to form-based density. Layering a State Density Bonus on form-based density within this historic district would allow building heights to be supercharged upward to as high as 200-300 feet (as demonstrated by proposed buildings at 950 and 1088 Sansome). This increase in development intensity is of particular environmental impact concern given the high frequency and severity of landslides in that area. This addition to the Mayor's Zoning Plan is clearly a major impact that has not been analyzed in the FEIR.

To illuminate the disparities between the Housing Element and the Mayor's Zoning Plan, we share the following actions contained in the Housing Element which specifically provide for the designation and promotion of historic districts:

> *"4.5.5 Designate historically and culturally significant buildings, landscapes, and districts for preservation using the Citywide Cultural Resource Survey, Planning Code Articles 10 and 11, and state and national historic resource registries to ensure appropriate treatment of historic properties that are important to the community. . .and to unlock historic preservation incentives for more potential housing development sites."*
>
> *"4.5.8 Promote historic preservation and cultural heritage incentives, such as tax credit programs and the State Historical Building Code, for use in residential rehabilitation projects through general outreach, interagency collaboration with MOHCD and OEWD, building trades collaboration, educational materials, community capacity building efforts, and the regulatory review process."*

In conflict with the above provisions of the Housing Element, there is no provision in the Mayor's Zoning Plan to provide protections for historic buildings, and there are no historic preservation incentives, such as making available tax credit programs, the Mills Act property tax reduction, or the State Historical Building Code, for use in residential rehabilitation projects. Further, the Mayor and Supervisor Sauter have continued to thwart the designation of the North Beach National Register Historic District.

The protection of cultural assets and historic resources is a legitimate exercise of the City's police powers and the City's ability to protect historic resources is a well settled legal principle. The failure to include such protections in the Mayor's Zoning Plan is a choice to intensify threats of demolition of our City's cultural assets and historic resources important to our communities. These protections must be added to the Mayor's Zoning Plan.

We urge the Planning Commission to recommend the addition of protections and incentives for the preservation of historic properties, and to urge the Mayor and Supervisor Sauter to join with local businesses, organizations, residents, and property owners in support of the designation of the proposed North Beach National Register Historic District.

New Shadow Impacts to Parks and Open Spaces in North Beach

North Beach is among the areas of the City with the greatest density and the least amount of parks and open space per person with only two well-used parks – Joe DiMaggio Playground and Washington Square (Landmark No. 226) – both under the jurisdiction of the San Francisco Recreation and Parks Department. In addition to these parks, Levi's Plaza Park, a private open space bounded by The Embarcadero and Battery Street, designed by renowned landscape architect Lawrence Halprin, is proposed to be changed to form-based density by Mayor's Zoning Plan. The additional impacts to these parks and open spaces were not analyzed in the FEIR.

The Mayor's Zoning Plan proposes to upzone up to 65 feet (from the existing height limit of 40 feet) parcels surrounding Joe DiMaggio Playground for projects using the Housing Choice local program. While State Density Bonus projects could be as high as 2 times the current height limit, or 80 feet (8 stories), a change to form-based density could allow even greater heights. This would also be the case for parcels surrounding Washington Square Park.

Because Joe DiMaggio Playground and the landmarked Washington Square are under the jurisdiction of the Recreation and Park Department, they are protected by a voter-approved Planning Code amendment restricting the construction of any structure exceeding forty feet in height that would cast a shadow that is adverse to the use of the park from between one hour after sunrise to one hour before sunset. Because of the small size and location of Washington Square, it has been determined that it can tolerate no new shadow. In addition, any new shadow on Washington Square must be assessed for its impact on an Article 10 Landmark site.

Since the area including North Beach, Telegraph Hill and the Northern Waterfront was not proposed for upzoning in the Housing Element, the FEIR did not assess the additional shadow impacts on parks and open spaces in the areas added by the Mayor's Zoning Plan, including but not limited to Washington Square, Joe DiMaggio Playground, and the Levi Plaza Park.

Significant New Impacts on the Northern Waterfront

For more than 60 years, the northern portion of District 3, nearest to the waterfront, has been zoned at a maximum height of 40 feet. The Mayor's Zoning Plan proposes increasing those heights to 65 and 85 feet, along with density decontrol. Layering a State Density Bonus on density decontrol could supercharge building heights upward to much higher than 85 feet.

The effect of this layering can be seen for a proposed nearby building at 955 Sansome. Currently zoned to a maximum height of 84 feet, by layering a State Density Bonus and density decontrol, the proposed building is nearly 300 feet in height. For reference, this is more than three times the zoned height limit, more than three times taller than the tallest building in the Northeast Waterfront Historic District in which it is located, and even taller than Telegraph Hill itself.

If the upzoning to 85 feet proposed between Bay Street and Beach Street is adopted, buildings, such as that proposed at 955 Sansome almost certainly would be built, creating a new wall on the waterfront, which was soundly rejected by San Francisco voters in 2013, and by a supermajority of the Board of Supervisors last year.

Also, the 2022 Housing Element Update identifies significant portions of the Northern Waterfront as earthquake *Liquefaction Hazard Zones* (see Figure 4.1-26, Liquefaction Hazards). Since none of that area was proposed for upzoning in the Housing Element, the FEIR did not assess earthquake liquefaction impacts in that area and their potential significance. However, the Mayor's Zoning Plan extended upzoning to portions of the Northern Waterfront that are within the *Liquefaction Hazard Zones*. As such, analysis of liquefaction hazard impacts must be done.

We further call your attention to the fact that the area being upzoned on the Northern Waterfront is within the *Priority Equity Geographies Special Use District* and outside of the Well-Resourced Neighborhoods that are the focus of the Housing Element. It appears this area was included to provide incentives for developers to build large market-rate housing with bay views, offering significant profit.

We urge the Planning Commission to require the Planning Department and the Mayor's office to remove the Northern Waterfront from the Mayor's Zoning Plan.

3. The RHNA Mandate to Build Affordable Housing Is Overstated in the Proposed Upzoning Plan

The 2022 Housing Element update was adopted to promote the construction of housing units to meet San Francisco's 2023-2031 Regional Housing Needs Allocation (RHNA) that mandates the creation of more than 82,000 units within the city, requiring that 47,000 or 57% of the 82,000 units be affordable by extremely low income, very low income, low income, or moderate-income groups.

The RHNA mandate, however, is based on outdated high-growth population projections that no longer apply. We note that the State's Department of Finance now forecasts that in 2030, and even in 2050, thousands fewer people will live in San Francisco than in 2020. Why, then, are we letting Sacramento push us into an 82,000-unit RHNA mandate?

In conflict with the adopted Housing Element, the Mayor's Zoning Plan overstates the RHNA mandates to build or preserve affordable housing. Moreover, the numerous new State (and local) housing laws enacted since the adoption of the Housing Element and certification of Housing Element FEIR have already vastly reduced the constraints on development of market-rate housing, making it even more difficult, if not impossible, for the RHNA affordable housing mandates to be met. The effect of these new State and local laws represent a change in circumstance that was not taken into consideration in the FEIR.

We urge the Planning Commission to ask that the Planning Department and the Mayor's office revisit the RHNA mandate to better match updated population projections. Please explain why the proposed upzoning plan has no meaningful provision to provide for the affordable housing that the RHNA mandate is predicated on. And, if the currently proposed SB 79 passes, is there any need to upzone?

4. Incorporate by Reference REP Letter

We wish to incorporate by reference the conclusions, recommendations and strategies contained in the letter dated September 4, 2025, to Planning Commission from Race & Equity in All Planning Coalition (REP-SF).

* * * * * * * *

In conclusion, we urge the Planning Commission to recommend to the Planning Department and the Mayor's office to remove Telegraph Hill, North Beach, and the Northern Waterfront from the Mayor's Zoning Plan consistent with the 2022 Housing Element.

Sincerely,

Stan Hayes and Nancy Shanahan

Co-Chairs, Planning & Zoning
Telegraph Hill Dwellers

cc: Mayor Daniel Lurie daniel.lurie@sfgov.org
Supervisor Danny Sauter danny.sauter@sfgov.org
Sarah Dennis-Phillips, Director of Planning sarah.dennis-phillips@sfgov.org
Rachel Tanner, Director, Citywide Planning rachel.tanner@sfgov.org
Lisa Chen, Planner lisa.chen@sfgov.org
Lydia So, President lydia.so@sfgov.org
Kathrin Moore, Vice President kathrin.moore@sfgov.org
Theresa Imperial, Commissioner theresa.imperial@sfgov.org
Derek Braun, Commissioner derek.braun@sfgov.org
Amy Campbell, Commissioner amy.campbell@sfgov.org
Sean McGarry, Commissioner sean.mcgarry@sfgov.org
Gilbert Williams, Commissioner gilbert.a.williams@sfgov.org
Jonas Ionin, Secretary commissions.secretary@sfgov.org
Members, San Francisco Board of Supervisors Board.of.Supervisors@sfgov.org

From: Tim Colen
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 5:02:53 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Tim Colen
timcolen@gmail.com
1501 Greenwich St, Unit 502
San Francisco, California 94123

From: Liam Hennessy
To: Board of Supervisors (BOS)
Subject: RE: OPPOSITION to Proposed Family Zoning Plan (2021-005878 GPA PCA MAP)
Date: Wednesday, September 10, 2025 4:59:41 PM

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

To Whom It Concerns

My name is Liam Hennessy and I have lived in North Beach since 1985. I reside in a flat on Pfeiffer and Stockton streets. My neighborhood was not originally included in any upzoning plan until our Supervisor Danny Sauter decided to add it. Why? He has never answered this question or many others that neighbors such as myself have tried to get him to answer.

I am very upset that without so much as a public meeting or notification, North Beach was put into this reckless plan even though the neighborhood is already one of the densest in our beautiful city. The creators and backers of this plan never took into account any of the concerns of the neighborhood's residents! Mayor Lurie and Supervisor Sauter even postponed the voting on North Beach becoming a Historic Neighborhood, in hopes I am sure, that it would not get in the way of his "Family Zoning Plan" proposal being adopted.

There has not been enough collaboration with the people who are going to be most affected by this proposal.This Family Zoning plan was not created to enrich the lives of individuals who want to live in North Beach or for those that already do or for those that will be pushed out because of it. This is not an easy fix to our housing crisis. We need to be more creative with our approach to our housing needs. However, those approaches Should Not Come from the Big Developers trying to get a HUGE WINFALL or POLITICIANS WHO ARE BOUGHT in order to climb the political ladder BUT by the people of North Beach. We have a huge stake in this and this decision will change the neighborhood forever. Once it is done there is no going back. Remember the Redevelopment Era?

The plan to include North Beach into Lurie's Upzoning proposal was a blatant lie to all of the residences and businesses in North Beach by politicians that used their power to hide the fact that their ambition for power/money is more important than the community that elected them.
Making decisions about the fate of a person's neighborhood behind a facade of wanting to create more housing for the working people is disingenuous, especially since it was all hidden from the constituents. High Rise Condominiums all along the Wharf, splattered around North Beach, Telegraph Hill, etc will not be affordable to the individuals that this proposal is trying to house. It will only be affordable to the rich, It will ruin the neighborhood and it will

create another redevelopment nightmare with horrible consequences.

Danny Sauter and his YIMBY lobbyists along with the Planning Department have not involved the neighborhood residents, businesses etc. in the decision to replace our incredible neighborhood, which tourists travel the world to see, with a Miami Beach one instead.
This plan was not done with the constituents' needs in mind, but rather with those of developers and Mr Sauter's donors instead(and in secret). It is not what is best for North Beach or the City at large.
native, as a retired San Francisco Unified School teacher I plead that you really take a hard look at what is being proposed, how it will impact North Beach and the City at large, maybe even go to St. Peters and Pauls and pray on it… you never know.

Onwards,
Liam Hennessy
169 Pfeiffer Street
San Francisco Ca 94133Please make significant changes to the UpZoning map because it will destroy North Beach. As a

From: Samah Shah
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 4:37:49 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Samah Shah
samahsemail@gmail.com
1732 Anza St Apt 3
San Francisco, California 94118

From: Molly Ryan
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 3:28:47 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Molly Ryan
mollybierman@gmail.com
2440 Green Street
San Francisco, California 94123

From: chrisalism@everyactioncustom.com on behalf of Christina Mallia
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 3:26:04 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): My husband and I bought our beautiful 1911 house in 1989. We love our neighborhood and neighbors in the Outer Sunset. We ask that Mayor Daniel Lurie, the Supervisors and Boards appreciate and protect us from Upzoning and the unwanted and negative changes proposed to our historic neighborhoods.

Sincerely,
Christina Mallia
San Francisco, CA 94122

From: allie@thekelsey.org
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 3:10:46 PM

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

Clerk of the Board Angela Calvillo,

Dear Commissioners and Supervisors,

On behalf of The Kelsey, we write in strong support of the Family Zoning Plan. As a San Francisco–based nonprofit co-developing affordable, accessible, and inclusive housing, and advancing policies that make disability-forward housing the norm, we recognize how urgently the city needs bold action to address its housing shortage.

The Family Zoning Plan is critical to advancing inclusive housing, addressing our housing shortage, and undoing exclusionary zoning practices. By allowing more homes to be built in San Francisco's neighborhoods, this plan helps create housing that is:

- More available – Increasing overall housing supply makes it possible for more people, including disabled people, low-income residents, and families of all kinds, to secure a stable home in the city.
- More affordable – Increasing supply helps moderate costs across the housing market. Just as importantly, new development under this plan will deliver more inclusionary affordable units, directly expanding deeply needed affordable housing opportunities.
- More accessible – Newer and larger housing is more likely to meet modern accessibility standards, and can go further by incorporating cross-disability design principles such as those outlined in the Inclusive Design Standards. More new homes mean more homes that work for people with disabilities, older adults, and others with diverse access needs.

This plan is aligned with The Kelsey's vision for disability-forward housing: communities that are affordable across income levels, accessible to people with diverse disabilities, and inclusive of people with and without disabilities living side by side. Expanding supply through thoughtful zoning reform is a critical part of making this vision real in San Francisco.

At the same time, zoning reform alone will not solve the city's housing crisis. We urge the City and County of San Francisco to complement the Family Zoning Plan with increased public investment in affordable housing, including:

- Greater subsidy for affordable housing production and preservation to ensure affordability to people living at extremely low incomes, including San Franciscians who rely on SSI;
- Inclusionary zoning that targets more deeply affordable homes, including percentage adjustments for developers who include units at 15-20% AMI;

- Require or incentivize new developments to go beyond minimum accessibility, ensuring housing works for people with a wide range of disabilities;
- Acquisition and designation of land specifically for affordable housing; and
- Targeted housing supports for the most marginalized communities, including low-income people, people with disabilities, and those who have been displaced.

The Family Zoning Plan is a leap forward for San Francisco housing policy. When paired with stronger investments in affordability, accessibility, and inclusion, it can help ensure our city builds the housing needed so all residents—disabled and non-disabled, across all incomes—can thrive.

Thank you for your leadership and for advancing policies that move us closer to a more equitable and inclusive San Francisco.

allie@thekelsey.org
1 Sansome St
San Francisco, California 94104

From:	kuongpm@everyactioncustom.com on behalf of Phoebe Kuong
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Wednesday, September 10, 2025 2:12:39 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Phoebe Kuong
San Francisco, CA 94122

From: Ciara Keegan
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 2:07:48 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Ciara
California

From: Melissa Petlak
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, September 10, 2025 1:51:10 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Melissa Petlak
melissa.kolod@gmail.com
1863 Filbert St
San Francisco , California 94123

From: ariane.electra@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 1:45:09 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

California

From: geoff.gordon.smith@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 1:42:31 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

California

From: mghernandez117@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 1:36:34 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent and rent controlled tenant, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Melissa

California

From: noahsloss@everyactioncustom.com on behalf of Noah Sloss
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 1:11:00 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

As a rent controlled tenant it's obvious this plan will incentivize the owner of my building and others like it to evict and demolish. I will not forget your actions on this issue.

Sincerely,
Noah Sloss
San Francisco, CA 94115

From:	ferrante.lynn@everyactioncustom.com on behalf of Lynn Ferrante
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Wednesday, September 10, 2025 1:01:13 PM

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Dear Board of Supervisors,

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): also this is just. Too much for the areas around Van Ness Ave where the neighborhood has been subject to extended periods of construction along the Van Ness corridor, whichfor years made it difficult to use local businesses. Construction of high-rise buildings will bring us back into that setting again, which is really unfair to businesses and also unfair to the neighborhood. I am totally against this plan because it enables and encourages extreme high rises which will end up being luxury apartments, and result in little or no low cost housing. The limit in this area should be 6 stories which is reasonable, considering developers, always put things on the roof that make it seem like more seven stories and put high ceiling retail on the first floor to provide better views to the upper floors. I am not against more housing, I am against this plan, which puts the brunt of the development and construction in the Van Ness and surrounding Russian Hill and Polk Gulch areas which are completely different in character . Also lower Van Ness is completely different than upper Van ness and you should take that into consideration in your plan as well . Thank you for listening.

Sincerely,
Lynn Ferrante
San Francisco, CA 94109

From: l_bluestone@everyactioncustom.com on behalf of Louise Bluestone
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 1:00:52 PM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
Louise Bluestone
San Francisco, CA 94115

From: ycg1226@proton.me
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 12:39:09 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

California

From: justin.t.dolezal@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 12:35:32 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

California

From: gmclaughlin415@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 12:29:10 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

California

From: marlowekarl@everyactioncustom.com on behalf of Marlowe Bjorklund
To: Board of Supervisors (BOS)
Subject: URGENT: Make San Francisco Affordable, Not Just Buildable [File No: 250700 and 250701]
Date: Wednesday, September 10, 2025 12:26:26 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's upzoning plan, which would encourage the demolition of existing homes, displace renters and small businesses, and turn our neighborhoods into corridors of unaffordable luxury towers.

This plan empowers developers, silences residents, and is being rushed to satisfy a state mandate that's outdated and out of touch with San Francisco's current reality. That mandate should be challenged — not used to justify permanent zoning changes.

You can not rewrite the city's land use overnight with most residents unaware. And once this plan is adopted, there is no going back — even if it proves disastrous.

We urge you to:

– Protect renters and small businesses
– Preserve neighborhood scale and historic character
– Require real affordability
– Slow the process and engage the public

Don't rush a decision that will reshape San Francisco forever. We need thoughtful planning — and leadership that listens.

ADDITIONAL COMMENTS (optional):

Sincerely,
Marlowe Bjorklund
San Francisco, CA 94123

From:	wongchowfun@everyactioncustom.com on behalf of Sharon Wong
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Wednesday, September 10, 2025 12:20:11 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Let's not turn our beautiful city into Manhattan. Let's make sure we protect our low-rise historic neighborhoods while ensuring affordable housing.

Sincerely,
Sharon Wong
San Francisco, CA 94109

From: denniseblum@everyactioncustom.com on behalf of Dennis blum
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 11:48:16 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Dennis blum
San Francisco, CA 94109

From: jamesd13@everyactioncustom.com on behalf of James d Nicholson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 11:24:20 AM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): this whole situation that you are putting us residents in is completely out of whack. This will destroy the character of the sunset and all of San Francisco. High rises stay downtown residential houses and no more than four units on commercial corridors. Please reconsider this devastating zoning plan. I have children that would love to stay in San Francisco, but all of this housing being built will be market rate. Which is still out of touch for the middle class. From what I see this is all backed by out of the area, billionaires who are looking for long-term speculation opportunities.

Sincerely,
James d Nicholson
San Francisco, CA 94122

From: jvistnes1@everyactioncustom.com on behalf of Jessica Vistnes
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 10:18:46 AM

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

Dear Board of Supervisors,

When I spoke to Mayor Lurie at the Union Street Festival when he was campaigning for Mayor, I asked him for his position on the upzoning in the Cow Hollow and Marina neighborhoods. He said that he thought that six stories would be reasonable. Now the heights are eight stories along a large portion of Lombard Street and rise to 14 STORIES on Lombard from Laguna going east towards Van Ness. That's quite a difference, with enormous implications for the iconic views that tourists come to this neighborhood to admire. I urge you to reconsider the extremely tall towers that will block some of the most beautiful public views of the bay and hills for residents as well as tourists walking around and driving those little yellow Go Cars. Please don't put many "Fontana Towers" at the bottom of a hill - blocking the views that make San Francisco the most beautiful city in the country - if not the world.

Sincerely,
Jessica Vistnes
San Francisco, CA 94123

From: zizivaga@everyactioncustom.com on behalf of Vivian Imperiale
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 9:57:59 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable

San Francisco should be proud of the several well-thought-out residential parks in our city. I was a happy homeowner in a different neighborhood but when a home in Ingleside Terraces came on the market I made an immediate offer and now have lived here since the Seventies. I used to go by the neighborhood on the bus and admired what I saw. Now it is wonderful to live in an area with front, side, and back gardens. We should cherish special neighborhoods that cannot be replaced. This one is a gift from the developer, Leonard, who went broke because he insisted on using high quality materials such as redwood. In a novel move he built homes around a former historical racetrack. I walk my dog on the central street that follows the racetrack configuration.

Ingleside Terraces architectural and historical place in San Francisco should be honored and left intact.

Sincerely,
Vivian Imperiale
San Francisco, CA 94127

From: klschulkin@everyactioncustom.com on behalf of karen schulkin
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 8:41:32 AM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS
The citizens of SF need to be involved in the decision making. This is a most important piece missing here. We know there are ways to intervene with the State and expect you to do so. Thank you.

Sincerely,
karen schulkin
San Francisco, CA 94127

From: shaylamihalypro@everyactioncustom.com on behalf of Shayla Mihaly
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Wednesday, September 10, 2025 7:09:44 AM

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Dear Board of Supervisors,

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Please do not ruin our beautiful city out of ego and greed. Very few will benefit and many will suffer. SF deserves better than this.

Sincerely,
Shayla Mihaly
San Francisco, CA 94118

From: bspfitch@everyactioncustom.com on behalf of Robert Fitch
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 10:35:28 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional): All the talk about "housing" when there are vacant residential units. The city allows venture capitalists and foreign investors to sit on empty properties. Additionally, there are vacant lots, abandoned retail and other sites that could be developed without destroying existing housing and businesses.

Sincerely,
Robert Fitch
San Francisco, CA 94133

From: kumasong@everyactioncustom.com on behalf of Karen Kirschling
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 10:24:29 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Karen Kirschling

From: catherinerobyns@everyactioncustom.com on behalf of Catherine Robyns
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 8:57:27 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Catherine Robyns
San Francisco, CA 94121

From: jherrod9@everyactioncustom.com on behalf of Julie Herrod-Lumsden
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 8:22:16 PM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional): Tell Lurie and Turncoat Sauter to BACK OFF OUR NEIGHBORHOODS!!!

Sincerely,
Julie Herrod-Lumsden
San Francisco, CA 94133

From: jherrod9@everyactioncustom.com on behalf of Julie Herrod-Lumsden
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Tuesday, September 9, 2025 8:18:15 PM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):Tell Lurie and Turncoat Sauter to BACK OFF OUR NEIGHBORHOODS!!!

Sincerely,
Julie Herrod-Lumsden
San Francisco, CA 94133

From:	Small Business Forward
To:	Lurie, Daniel (MYR)
Cc:	Board of Supervisors (BOS); So, Lydia (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Imperial, Theresa (CPC); Mcgarry, Sean (CPC); Williams, Gilbert A (CPC); Campbell, Amy (CPC); Ionin, Jonas (CPC); CPC-Commissions Secretary
Subject:	Letter from Westside & Northern neighborhood business leaders
Date:	Thursday, September 11, 2025 9:28:55 AM
Attachments:	Westside & Northern Business Leaders letter-11.pdf

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

Mayor Lurie,

Attached is an open letter from Westside & Northern neighborhood business leaders expressing our opposition to the upzoning plan.

We've posted this letter online and are periodically updating the letter as additional small business leaders sign on.

Sincerely,
Christin Evans

Co-owner, Booksmith & Alembic
Steering Committee Member, Small Business Forward

cc: Board of Supervisors
Planning Commission

smallbusinessforward.org

Dear Mayor Lurie,

As Westside and Northern neighborhood business leaders, we oppose your proposed upzoning plan. Despite being labeled “family zoning,” the plan will not deliver affordable housing for working families or protect small, family-run businesses. Instead, it threatens to displace workers, shutter long-standing neighborhood institutions, and hand over our communities to speculative development.

Already, parcels are being acquired and storefronts left vacant in anticipation of redevelopment. Our neighborhood businesses—still recovering from the pandemic, debt, and rising costs—cannot survive without stronger protections. The proposed upzoning, which allows 6–14+ story projects to replace century-old, three-story buildings, would overwhelm narrow streets, strain emergency services, and force closures of businesses that have served San Francisco for generations.

Currently your proposed upzoning has:

- **No early notification** of housing development projects with current commercial tenants or to neighboring commercial tenants.
- **No displacement assistance** for small businesses displaced by rising rents, non renewal of lease, including no provision for relocation assistance (such as AB2011 style payments determined by length of tenancy.)
- **No construction mitigation or financial consideration for neighboring small businesses** that will see loss of parking and interruption of foot traffic due to lengthy construction projects.
- **No requirement that new construction will be suitable for small businesses** to return to or rent at affordable rates. As we’ve seen with development along Market Street and Ocean Avenue, more than half of new buildings still have vacant storefronts years after completion. Warm shell conditions should be required, including suitable turn key spaces for displaced restaurants.
- **No recognition of the likely displacement of working class jobs** for luxury housing we can’t afford. Small business workers typically make 30-80% of Area Median Income (AMI) – about **$30k - $80k per year.** The housing demographic that your plan targets is only accessible to those making $120k or more per year, with an average rent over $3,000 per month, vastly out of reach for our workers.

Our intact neighborhood commercial corridors are the charming villages that help make San Francisco such a desirable place to live and work. We are tight-knit communities that weathered a global pandemic, but have not benefited from the continued focus on Downtown revitalization. The proposed upzoning would supercharge displacement of beloved “mom & pop” neighborhood businesses due to higher rents and little to no legal protections. It would increase the number of vacancies along our corridors, lead to business disruption and job loss, and bring a number of disruptive construction projects, harming our economic vitality.

Much more needs to be done to mitigate the very real harms that can be anticipated from the blanket upzoning proposed. We urge you to engage with us on adding real and meaningful solutions to mitigate these harms and engage with us around our thoughts on proposed solutions for addressing the affordable housing need:

- **Work with neighborhood groups to identify appropriate sites** for higher-capacity development without destroying existing corridors.
- **Establish real protections** to prevent small business closures and layoffs.
- **Preserve Legacy Businesses and beloved institutions** that provide historic enrichment, cultural pride, and help define their communities for locals and tourists alike.
- **Invest in Small Business Funds.** Invest in small business funds and support, rather than directing all resources downtown.

Sincerely,

Jesse Ahluwalia, The Laundry Corner (Inner Richmond)

Shelby Ash, The Music Store (West Portal)

Richard Azzolino, Sotto Mare Restaurants (North Beach)

Bill Barnickel, President Outer Sunset Merchants Professional Association (Outer Sunset)

Kenzie Benesh, Yo También Cantina (Inner Sunset)

Elias Bikahi, Le Sandwich (North Beach)

Belle Bueti, Body Philosophy Club (Clement)

Anna Bullard, West Portal Bookshop (West Portal)

Liam Caldwell, Armstrong Carpet's (West Portal)

Regan Caponi, O'Reillys Pub (Haight-Ashbury) and Comet Club and President of Union Merchants Association (Union Street)

Janet Clyde, Vesuvio Cafe (North Beach)

Shawn Connolly, SF Skate Club & EduSkate (Western Addition)

Robert Emmons, SF Mercantile (Haight-Ashbury) & Welcome to Castro (Castro) and President of Haight-Ashbury Merchants Association (Haight-Ashbury)

Christin Evans, The Booksmith & The Alembic (Haight-Ashbury)

Jeremy Fish, Fish Tank (North Beach)

Pedro Galletti, Mozzarella di Bufala Restaurant (West Portal)

Nikki Greene and Isabella Hill, Happy House (North Beach)

Thomas Hamilton, Gamescape (Divisadero)

David Heller, Beauty Network and President of Greater Geary Boulevard Merchants (Geary)

Judy Irving, Pelican Media (North Beach)

Tony Kamel, Sunset Shoe Repair (Inner Sunset)

Kamal Kandel, Sewa (Inner Richmond) and Yarsa's Restaurant (North Beach)

Rick Karp and David Karp, Cole Hardware (Cole Valley, North Beach, Russian Hill)

Elaine Katzenberger, City Lights Booksellers & Publishers (North Beach)

Nolan Kellett, Hawaii West (North Beach)

Teague Kernan, Tupelo & Belle Cora (North Beach)

Sean Kim, Joe's Ice Cream (Central Richmond)

Darren Lacy and Jennifer McMahon, Da Flora Restaurant (North Beach)

Dennis Lin, Burmese Kitchen (Inner Richmond)

Frances Lau, S & S Grocery (North Beach)

Matt Lopez, White Cap (Taravel)

Danny Macchiarini, Macchiarini Creative Design (North Beach)

Lisa Merrall, Fireside Bar (Inner Sunset)

Marcus Moo, Alushe Coffee Bar (Geary)

Lisa Moore, Siren Boutique (West Portal)

Pete Mulvihill & Kevin Ryan, Green Apple Books (Inner Sunset, Clement)

Quentin Navia, Peña Pachamama (North Beach)

Andrew Nelson and Caitlyn Skye Wild, Golden Sardine (North Beach)

Brody Nowak, Rising Star Laundry (Cole Valley)

Annie O'Keeffe, O'Keeffe's Bar (Inner Richmond)

Ida Pantaleo Zoubi, Caffe Trieste (North Beach)

Sunshine Powers, Love on Haight (Haight-Ashbury)

Al Ribaya, Al's Attire (North Beach)

Nicole Schwieterman, Fleetwood SF (Clement)

Mark Sodini, Sodini's Restaurant (North Beach)

Lynnet Spiegel, Jeffrey's Natural Pet Foods (North Beach)

Hanna Suleiman, Cafe Greco (North Beach)

Deidre Von Rock, Von Rock Law and President of West Portal Merchants Association (West Portal)

Richard & Amanda Weld, Tantrum (Clement)

Wendy Williams, Day Moon Bakery (Outer Sunset)

Diana Zogaric, Shaw's Ice Cream (West Portal)

Shadi Zughayar, Coit Liquor and Alimento (North Beach)

Other merchant leaders signing in solidarity with Westside & Northern Neighborhood leaders:

Henry Karnilowicz, President of South of Market Business Association (South of Market)

Cc: Board of Supervisors
Planning Commission

From: Gerard Koskovich
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan: Protect Rent-Controlled Housing
Date: Thursday, September 11, 2025 10:58:04 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis. it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why I join the Alliance for Affordable Neighborhoods in calling on you to support a better plan for San Francisco's future. As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.

Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing. Likewise reserve large "soft sites" in high-displacement neighborhoods.

Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom—including releasing voter mandated funds for affordable housing.

Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.

Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"). Enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Gerard Koskovich

Gerard
California

From: Gregory Sykes
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, September 11, 2025 10:53:03 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Gregory
California

From: jeanettetraverso@everyactioncustom.com on behalf of Jeanette Traverso
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 10:50:43 AM

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

Dear Board of Supervisors,

My family & I have lived in North Beach for decades. We should convert the existing oversupply of vacant buildings into housing. That way we solve the housing & vacancy problems without destroying the incomparable character of our walkable neighborhoods. My husband I have worked long & hard to create a wonderful life in San Francisco. For all the reasons below, I beg you to reverse course on your upzoning development plans.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Jeanette Traverso
San Francisco, CA 94133

From: SARA MILES
To: BOS-Supervisors
Subject: Amend Lurie's Redevelopment Plan
Date: Thursday, September 11, 2025 10:48:41 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

SARA
California

From:	sarahoreilly3@everyactioncustom.com on behalf of Sarah O"Reilly
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Thursday, September 11, 2025 10:22:44 AM

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

Dear Board of Supervisors,

Hello All San Francisco Elected Officials,

My name is Sarah O'Reilly and I live at 2034 Leavenworth St. #4 in Russian Hill. My husband was a San Francisco native as was his father, Aunts and Uncles and he loved this city. We believe that we should be offered affordable housing for more people but that we should do it in keeping with our amazing, beautiful city. Please consider a more thought out plan.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

I really hope this plan can be reconsidered to preserve and expand responsibly our amazing city.

Sarah O'Reilly

Sincerely,
Sarah O'Reilly
San Francisco, CA 94133

From:	mkjanis@everyactioncustom.com on behalf of janis kaempfe
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Thursday, September 11, 2025 9:53:54 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

This action will be the biggest threat in San Francisco history to the majority of San Franciscans who are renters. It will displace renters and increase the homeless population. You have a moral obligation to San Franciscans who you represent to vote against this upzoning plan.

Sincerely,
janis kaempfe
San Francisco, CA 94133

From: mkjanis@everyactioncustom.com on behalf of janis kaempfe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 9:44:43 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
janis kaempfe
San Francisco, CA 94133

From: mkjanis@everyactioncustom.com on behalf of janis kaempfe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 9:44:00 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
janis kaempfe
San Francisco, CA 94133

From: jg1964chi@everyactioncustom.com on behalf of Joan Albertson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Thursday, September 11, 2025 9:31:12 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENT Please listen to the citizens of this neighborhood. We have a mixture of apartment buildings, 2 flats. 3 flats and single family homes. We are doing just fine. Have you considered fire danger in high risers. And what about blocking sun light and being able to see the sky. And what will be done about parking. You know we pay for parking that gives us the ability to park 4 to 6 blocks away from where we live. So wonderful to lug groceries up and down the hills. Thanks for reading my comments.

Sincerely,
Joan Albertson
San Francisco, CA 94109

Item 23

From:	Board of Supervisors (BOS) on behalf of 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:	25 Letters regarding File No. 250727
Date:	Thursday, September 11, 2025 2:45:00 PM
Attachments:	25 Letters regarding File No. 250727.pdf

Hello,

Please see attached for 25 letters regarding File No. 250727.

> **File No. 250727:** Resolution opposing California State Senate Bill No. 79, Housing Development: Transit-Oriented Development, introduced by Senator Scott Wiener, and similar future legislation, unless amended to give Local governments adequate ability to formulate local plans through its local legislative process, in which local governments and residents have adequate review and oversight of community planning, including affordability requirements, and residential and commercial tenant protections. (Chan, Chen, Fielder, Walton)

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 | www.sfbos.org

From: juliedearborn@everyactioncustom.com on behalf of Julie Dearborn
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Thursday, September 11, 2025 11:40:21 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

I am a senior citizen living in a rent-controlled apartment in San Francisco. Your plan threatens my ability to afford housing in San Francisco.

You seem to care more about developers than citizens? That is shameful.

Sincerely,
Julie Dearborn
435 22nd Ave San Francisco, CA 94121-3055

From: klschulkin@everyactioncustom.com on behalf of karen schulkin
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Wednesday, September 10, 2025 8:35:52 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:
I live in Ingleside terrace and drive in SF as a nurse -already working is difficult getting around to different homes and parking is almost impossible. Increased density in these areas would make life much more challenging. I am not against housing, just want it to be well thought out, not displacing people and with necessary services.

Sincerely,
karen schulkin
300 Urbano Dr San Francisco, CA 94127-2869

From: shaylamihalypro@everyactioncustom.com on behalf of Shayla Mihaly
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Wednesday, September 10, 2025 7:11:37 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Please do not destroy SF for the $$$$$ benefit of the very few.

Sincerely,
Shayla Mihaly
676 10th Ave San Francisco, CA 94118-3667

From: sf21roger@everyactioncustom.com on behalf of Roger Weinman
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Tuesday, September 9, 2025 10:34:37 PM

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

Dear Board of Supervisors,

Folks,

I live in North Beach SF for last 30 years and this plan is a bad fit for commerce and residents.

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Please start over for the people.

Thanks,
Roger W

Sincerely,
Roger Weinman
1136 Kearny St Apt 3 San Francisco, CA 94133-4039

From: kumasong@everyactioncustom.com on behalf of Karen Kirschling
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Tuesday, September 9, 2025 10:25:32 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Karen Kirschling
633 Oak St San Francisco, CA 94117-2655

From: jherrod9@everyactioncustom.com on behalf of Julie Herrod-Lumsden
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Tuesday, September 9, 2025 8:19:50 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:BACK OFF OUR NEIGHBORHOODS!!!

Sincerely,
Julie Herrod-Lumsden
553 A Greenwich St San Francisco, CA 94133-7128

From: patricia_inez@everyactioncustom.com on behalf of Patrice Thompson
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Tuesday, September 9, 2025 5:19:41 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Patrice Thompson
443 40th Ave San Francisco, CA 94121-1509

From: meeshell1943@everyactioncustom.com on behalf of Michelle Welch
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Tuesday, September 9, 2025 9:10:31 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Michelle Welch
519 Ashbury St San Francisco, CA 94117-2904

From: venturesv@everyactioncustom.com on behalf of Robyn Tucker
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 9:13:00 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Robyn Tucker
7 Mccormick St San Francisco, CA 94109-2620

From: francesschreiberg@everyactioncustom.com on behalf of Frances Schreiberg
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 7:17:45 PM

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

Dear Board of Supervisors,

SB 79 - please vote NO. As a San Franciscan living on the same block in North Beach since 1976 and having raised my daughter here, I strongly oppose this legislation which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. This bill along with earlier legislation, will also permit a building of some 24 stories at the bottom of my block which will seriously impact my 2 tenants who will leave my building due to noise, dust, etc. - and whose rent I depend on in retirement to pay my mortgage, property tax, and insurance.

It does NOTHING to support or pay for low income housing, but rather allows developers free reign in the name of "trickle down housing" to profit with minimal commitment to affordable housing.

Please represent your constituents, not developers, and vote NO on SB 79.

Sincerely,
Frances Schreiberg
353 Vallejo St San Francisco, CA 94133-4117

From: ANGELASOLLEDER@everyactioncustom.com on behalf of ANGELA SOLLEDER
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 2:46:34 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
ANGELA SOLLEDER
262 Hartford St San Francisco, CA 94114-2526

From: cutelynx@everyactioncustom.com on behalf of Qi Wolf
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 1:43:55 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Qi Wolf
1541 Filbert St Apt 4 San Francisco, CA 94123-3722

From: connor@everyactioncustom.com on behalf of Connor Turnbull
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 12:25:53 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Connor Turnbull
106 Summit Dr Corte Madera, CA 94925-1340

From: emailamr@everyactioncustom.com on behalf of Ann Rubin
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 11:53:40 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

The latest amendments for historic resources are atrocious! Not on our watch!

Sincerely,
Ann Rubin
1020 Union St Apt 27 San Francisco, CA 94133-5314

From: ryan.salma@everyactioncustom.com on behalf of Ryan Salma
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 11:48:39 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Ryan Salma
2961 Washington St San Francisco, CA 94115-1726

From: sptsantilis@everyactioncustom.com on behalf of Senta Tsantilis
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 11:32:31 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Senta Tsantilis
2865 Lincoln Way San Francisco, CA 94122-1415

From: maryanntittle@everyactioncustom.com on behalf of MaryAnn Tittle
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 10:49:49 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
MaryAnn Tittle
11670 Buckwheat Rd Phelan, CA 92371-4127

From: natashjadewolf@everyactioncustom.com on behalf of Natashja Dewolfe
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Monday, September 8, 2025 9:47:26 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Natashja Dewolfe
225 Irving St Apt 6 San Francisco, CA 94122-2633

From: lmuhlfeld@everyactioncustom.com on behalf of louise patterson
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Saturday, September 6, 2025 4:03:54 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
louise patterson
3343 Pacific Ave San Francisco, CA 94118-2028

From: justin.e.donahue@everyactioncustom.com on behalf of Justin Donahue
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Saturday, September 6, 2025 11:13:58 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments: I've lived in San Francisco since 2007, and have been a homeowner in our city since 2008. The beauty of our neighborhood is why our community thrives. Do not accept this short-sited plan. Who needs another San Jose in the Bay Area? Not me!

Sincerely,
Justin Donahue
14 Beaver St San Francisco, CA 94114-1515

From: justintruong56@everyactioncustom.com on behalf of Justin Truong
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Friday, September 5, 2025 4:36:26 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Justin Truong
33 Junior Ter San Francisco, CA 94112-3245

From: jayelliott415@everyactioncustom.com on behalf of Jay Elliott
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Friday, September 5, 2025 2:53:15 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it’s a blueprint for displacement and the loss of what makes San Francisco so special.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

San Francisco is a unique jewel in the crown of California. It is a special place in every way. And despite many recent challenges, the one thing that San Francisco never lost was her stunning beauty. Unique neighborhoods. And amazing vistas that are shared across neighborhoods and communities. As a native San Franciscan, I am not against growth or building, but it should be done with great care as we evolve a gem of a city. We've seen from past building schemes how we can lose vital pieces of our past and our character. And character does matter, despite it being stripped from the planning process. Don't make San Francisco another Vancouver, with its soulest high-rise landscape, Don't make us Miami, with it's ugly skyline. San Francisco is a special place, and we need to be thoughtful with our growth plans. Let's slow this down. Let's make this a legacy issue that we can be proud of. Let's not just rush into a tearing things down only to build monster tomes, which most certainly will impact our character. We need leaders that care about San Francisco and its future. I hope you agree, and will vote NO on SB79.

Sincerely,
Jay Elliott
82 Marne Ave San Francisco, CA 94127-1648

From: skreamy@everyactioncustom.com on behalf of Susan Reamy
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Friday, September 5, 2025 10:52:41 AM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Susan Reamy
115 Marietta Dr San Francisco, CA 94127-1841

From: barbarajheffernan@everyactioncustom.com on behalf of Barbara Heffernan
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Friday, September 5, 2025 7:52:04 AM

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

Dear Board of Supervisors,

I am a San Francisco resident and love our city. Do you? This is a horrendous bill that will change our city forever. SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Additional Comments:

Sincerely,
Barbara Heffernan
2423 Green St San Francisco, CA 94123-4626

From: jentobiason@everyactioncustom.com on behalf of Jennifer Tobiason
To: Board of Supervisors (BOS)
Subject: Vote NO on SB 79!
Date: Thursday, September 4, 2025 7:47:23 PM

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

Dear Board of Supervisors,

SB 79 is not a housing solution — it's a blueprint for displacement.

It is a blanket upzoning bill that hands power to developers, fuels demolitions and gentrification, breaks promises to San Francisco neighborhoods, and includes no real affordability requirements.

Stand with Your Constituents and vote NO on SB 79.

Sincerely,
Jennifer Tobiason
29 Saint Germain Ave San Francisco, CA 94114-2129

Item 24

From:	Board of Supervisors (BOS) on behalf of 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); Crayton, Monique (BOS)
Subject:	2 Letters regarding File No. 250639
Date:	Thursday, September 11, 2025 2:58:00 PM
Attachments:	2 Letters regarding File No. 250639.pdf

Hello,

Please see attached for 2 letters regarding File No. 250639.

> **File No. 250639:** Resolution urging the Police Department and the Department of Emergency Management to designate all 911 calls reporting drug use or suspected drug activity within 1,500 feet of parks, playgrounds, and schools as “Priority A” calls requiring swift and immediate response. (Sherrill, Sauter)

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 | www.sfbos.org

From: John Crabtree
To: Board of Supervisors (BOS); MelgarStaff (BOS); ChanStaff (BOS); Walton, Shamann (BOS); FielderStaff; ChenStaff; MahmoodStaff; SauterStaff
Subject: Make Drug Calls Near Parks and Schools Priority A
Date: Tuesday, September 9, 2025 6:05:42 AM

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

Message to the Board of Supervisors, Mayor, and the Chief of Police

From your constituent	John Crabtree
Email	johncrabtree52@gmail.com
District	D4
Subject	Make Drug Calls Near Parks and Schools Priority A
Message:	Dear Mayor, Chief of Police, and Board of Supervisors: I'm writing to urge you to support Supervisor Sherrill's resolution calling on SFPD to classify every 911 call about illegal drug activity near schools, parks, and playgrounds as "Priority A." This is not about politics. It is about protecting children and families. Parents should not have to walk their kids past open drug use to get to school. Playgrounds should not feel unsafe. Open drug use should not be normalized. While this resolution does not change SFPD policy directly, it sends a clear message: San Franciscans expect urgent response when drugs are being used or sold where kids learn and play. I strongly urge you to vote YES when this resolution comes before the full Board and to keep urging SFPD to act on it. Thank you for your leadership on public safety.

From: John Davis
To: Board of Supervisors (BOS); MelgarStaff (BOS); ChanStaff (BOS); Walton, Shamann (BOS); FielderStaff; ChenStaff; MahmoodStaff; SauterStaff
Subject: Make Drug Calls Near Parks and Schools Priority A
Date: Monday, September 8, 2025 2:51:28 PM

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

Message to the Board of Supervisors, Mayor, and the Chief of Police

From your constituent	John Davis
Email	jdavis@davispaul.com
District	D3
Subject	Make Drug Calls Near Parks and Schools Priority A
Message:	Dear Mayor, Chief of Police, and Board of Supervisors: I'm writing to urge you to support Supervisor Sherrill's resolution calling on SFPD to classify every 911 call about illegal drug activity near schools, parks, and playgrounds as "Priority A." This is not about politics. It is about protecting children and families. Parents should not have to walk their kids past open drug use to get to school. Playgrounds should not feel unsafe. Open drug use should not be normalized. While this resolution does not change SFPD policy directly, it sends a clear message: San Franciscans expect urgent response when drugs are being used or sold where kids learn and play. I strongly urge you to vote YES when this resolution comes before the full Board and to keep urging SFPD to act on it. Thank you for your leadership on public safety.

Item 25

From:	Board of Supervisors (BOS) on behalf of 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)
Subject:	8 Letters regarding File No. 250935
Date:	Thursday, September 11, 2025 3:29:00 PM
Attachments:	8 Letters regarding File No. 250935.pdf

Hello,

Please see attached for 8 letters regarding File No. 250935.

> File No. 250935: Resolution urging Governor Gavin Newsom to use his executive powers to commute the death sentences for all individuals currently sentenced to death in California. (Fielder, Walton)

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 | www.sfbos.org

From: Robin Kallman
To: BOS-Supervisors; BOS-Operations; BOS-Legislative Aides
Subject: Please support Sup. Fielder"s resolution
Date: Thursday, September 11, 2025 1:54:43 PM

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

Dear SF Supervisors and staff,

I am a long-time San Francisco resident and an attorney, very recently retired from 36 years of death penalty defense work. I write to urge you all to support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

The death penalty system is broken in myriad ways. One example of that is that literally hundreds of death-sentenced people in this state have been waiting 10, 15, or even 20 years for appointment of habeas corpus counsel to investigate and present any arguable claims on state habeas corpus, a proceeding to which they are entitled under California law. There is no realistic prospect of such counsel being appointed in the foreseeable future because there is no funding for such representation, which is very costly. Even if such funding were allocated, the number of attorneys qualified and willing to take these cases is small, and it would take decades to appoint counsel for all those currently unrepresented. These individuals are stuck in limbo, yet they remain sentenced to death, with the knowledge that a change in governor could mean the resumption of executions. No-one should have to live under sentence of death with no prospect of judicial review.

The prosecution of a capital case clogs up the courts at every level, slowing down justice for other litigants.The cost of putting and keeping someone on death row far exceeds the cost of keeping someone in prison for life. That money could be spent so much more profitably on other things.

Please support Supervisor Fielder's resolution and urge Governor Newsom to commute all death sentences.

Sincerely,

Robin Kallman
Attorney at Law
634A Fillmore Street
San Francisco, CA 94117

From: Diane Lozano
To: BOS-Supervisors; BOS-Operations; BOS-Legislative Aides
Subject: Clemency Resolution
Date: Thursday, September 11, 2025 12:05:38 PM

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

Hello,

I write to urge all members of the San Francisco Board of Supervisors to support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

I have recently moved to San Francisco and work at a small nonprofit in the Mission that fights the death penalty. I moved here from a very conservative state because I believe in the humanity of all individuals as promoted by this wonderful state and city. Please urge Governor Newsome to do the humane and civilized act of clemency!

Thank you,

Diane

Diane M. Lozano
Executive Director
Full Picture Justice
office 415-824-1424
cell 307-421-7233
diane@fullpicturejustice.org/diane@cr-i.org

From: Zoe Marinkovich
To: BOS-Legislative Aides; BOS-Operations; BOS-Supervisors
Subject: Resolution calling on Governor Newsom to commute all death sentences
Date: Wednesday, September 10, 2025 6:58:58 PM

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

Hello,

I write to urge all members of the San Francisco Board of Supervisors to please support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

Thank you,

Zoe Marinkovich

94122

From: Michelle
To: BOS-Operations; BOS-Legislative Aides
Subject: support for clemency resolution
Date: Wednesday, September 10, 2025 5:43:09 PM

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

Hello,

I am a resident of District 8 and am writing to urge all members of the San Francisco Board of Supervisors to please support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

Thank you,

Michelle Foy

From: Barbara Cannella
To: BOS-Operations
Subject: clemency
Date: Wednesday, September 10, 2025 3:21:31 PM

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

Hello,

I write to urge all members of the San Francisco Board of Supervisors to please support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

I live in the 94121 zip code area of SF and am a member of Amnesty International Group 30, San Francisco branch.

Thank you,

Barbara Cannella

From:	Dawn Kwan
To:	BOS-Legislative Aides; BOS-Operations; BOS-Supervisors
Subject:	Please support the new resolution on clemency
Date:	Wednesday, September 10, 2025 2:35:08 PM

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

Hi,

I live in the Presidio. I write to urge all members of the San Francisco Board of Supervisors to please support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

Thank you,

Dawn

From: Sasha Price
To: BOS-Supervisors
Subject: Please support the new resolution on clemency
Date: Wednesday, September 10, 2025 1:06:44 PM

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

Hello,

As a San Francisco resident and long-time Amnesty International member, I write to urge all members of the San Francisco Board of Supervisors to please support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

Thank you,

Sasha M. Price
1263 Oak Street #1
San Francisco CA 94117

From:	Gavrilah Wells
To:	Board of Supervisors (BOS); BOS-Supervisors
Cc:	BOS-Legislative Aides; MandelmanStaff (BOS)
Subject:	Please support the resolution calling on Governor Newsom to commute all death sentences
Date:	Wednesday, September 10, 2025 12:33:14 PM

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

Dear Supervisor Mandelman and Board of Supervisors,

I am writing to urge all of the members of the San Francisco Board of Supervisors to please support Supervisor Fielder's resolution calling on Governor Newsom to commute all death sentences.

In community,

Gavrilah Wells,
AIUSA State Death Penalty Abolition Coordinator, California
811 Diamond Street Apt 4
San Francisco, CA 94114

Item 26

From:	Board of Supervisors (BOS) on behalf of 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
Subject:	3 Letters from Julien DeFrance
Date:	Thursday, September 11, 2025 3:31:00 PM
Attachments:	3 Letters from Julien DeFrance.pdf

Hello,

Please see attached for 3 letters from Julien DeFrance regarding various subjects.

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 | www.sfbos.org

From:	Julien DeFrance
To:	Lurie, Daniel (MYR); Board of Supervisors (BOS); Board of Supervisors (BOS); ChanStaff (BOS); Chan, Connie (BOS); Chen, Chyanne (BOS); ChenStaff; Dorsey, Matt (BOS); DorseyStaff (BOS); Engardio, Joel (BOS); EngardioStaff (BOS); Fielder, Jackie (BOS); FielderStaff; MahmoodStaff; Mahmood, Bilal (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Sauter, Danny (BOS); SauterStaff; Sherrill, Stephen (BOS); SherrillStaff; Walton, Shamann (BOS); Waltonstaff (BOS); DPW, (DPW); SFPD, Chief (POL)
Subject:	Beloved San Francisco bakery leaves Hayes Valley for Pacific Heights, citing safety concerns
Date:	Tuesday, September 9, 2025 9:58:41 PM

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

https://www.sfchronicle.com/food/article/miette-san-francisco-fillmore-flagship-21039205.php

Would it only be too hard to end, once and for all, the stupidity of slow streets and other streets closed to traffic?

These are immensely detrimental to any business activity. Have you seen Market St lately? Yup. Still hasn't recovered.

Moreover, why isn't there any enforcement around these illegal homeless encampments, and other drug use taking place in the neighborhood?

Haven't we had enough of one building fully burnt?

Time for some change. Dramatic change.

Clean up this mess. Make arrests.

Thank you.

From:	Julien DeFrance
To:	commissionstreamlining; Lurie, Daniel (MYR); Board of Supervisors (BOS); Board of Supervisors (BOS); Ethics Commission, (ETH); scotty.jacobs@sfblueprint.org
Cc:	Board of Supervisors (BOS); Board of Supervisors (BOS); ChanStaff (BOS); Chan, Connie (BOS); Chen, Chyanne (BOS); ChenStaff; Dorsey, Matt (BOS); DorseyStaff (BOS); Engardio, Joel (BOS); EngardioStaff (BOS); Fielder, Jackie (BOS); FielderStaff; MahmoodStaff; Mahmood, Bilal (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Sauter, Danny (BOS); SauterStaff; Sherrill, Stephen (BOS); SherrillStaff; Walton, Shamann (BOS); Waltonstaff (BOS); Press Office, Mayor (MYR)
Subject:	Written Email Comment for Commission Streamlining Task Force Meeting - September 17th, 2025
Date:	Tuesday, September 9, 2025 5:12:31 PM

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

Dear Members of the Commission Streamlining Task Force,

I am writing to express my strong support for your critical work and to urge dramatic action in reducing San Francisco's excessive commission structure.

As you meet on September 17th to review Infrastructure, Climate, and Mobility Bodies, I hope you will consider the urgent need for substantial cuts.

San Francisco's approximately 125-130 commissions, boards, and advisory bodies represent a costly and inefficient system that lacks accountability to voters.

I strongly advocate for reducing this number to 30-50 commissions—a cut of more than 100 bodies.

The current system is unsustainable for several reasons:
- Many commissions rarely meet and serve no meaningful purpose
- Commissioners lack democratic legitimacy, often serving due to political connections rather than merit
- The financial burden on taxpayers is unjustifiable given the limited value provided
- The sheer number creates confusion and overlap in governance

While Proposition D unfortunately failed, the spirit behind it—streamlining city government for efficiency and accountability—remains essential.

Your task force has the opportunity to achieve meaningful reform that will benefit all San Francisco residents through reduced costs and more effective governance.

I urge you to be bold in your recommendations. Our city deserves a lean, efficient commission structure that serves the public interest rather than political networks.

Thank you for your service and consideration.

Sincerely,

Julien DeFrance

From:	Julien DeFrance
To:	Lurie, Daniel (MYR); Press Office, Mayor (MYR); Commission, Fire (FIR); Board of Supervisors (BOS); Board of Supervisors (BOS); FIR FireSunshineRequests; FirePIO, FIR (FIR); FireAdministration, FIR (FIR); Fraser, Marcy (FIR); Collins, Paula (FIR); Nakajo, Stephen (FIR); Morgan, Armie (FIR); Low, Allan (FIR); Cityattorney; Ethics Commission, (ETH); david.chiu@sfgov.org
Cc:	Board of Supervisors (BOS); Board of Supervisors (BOS); ChanStaff (BOS); Chan, Connie (BOS); Chen, Chyanne (BOS); ChenStaff; Dorsey, Matt (BOS); DorseyStaff (BOS); Engardio, Joel (BOS); EngardioStaff (BOS); Fielder, Jackie (BOS); FielderStaff; MahmoodStaff; Mahmood, Bilal (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Sauter, Danny (BOS); SauterStaff; Sherrill, Stephen (BOS); SherrillStaff; Walton, Shamann (BOS); Waltonstaff (BOS)
Subject:	[URGENT] Request for Investigation into SFFD Knox Cap Mandate - Concerns Regarding Process, Authority, and Vendor Selection
Date:	Tuesday, September 2, 2025 7:47:15 PM

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

Dear Mayor Lurie,

Dear Members of the Board of Supervisors, and of the Fire Commission, City Attorney's Office, and Ethics Commission

I am writing to request an investigation into the San Francisco Fire Department's recent implementation of mandatory Knox Cap requirements for standpipe inlets and outlets, as outlined in Bulletin 4.05.

As we speak, countless notices of violation are presently being issued all over this city.

Several concerning issues have emerged regarding this policy that warrant official review and clarification.

Background:

According to SFFD Bulletin 4.05 (2022-2023), the use of Knox outlets was initially described as "voluntary and at the discretion of the building owner." The bulletin also indicated that reusable plastic caps with threads were acceptable.

https://sf-fire.org/405-protection-standpipe-inletsoutlets-2023

However, we have been informed that once red caps are stolen or removed from a building, the Fire Marshal mandates immediate conversion to Knox Caps, eliminating the property owner's discretion in the matter.

Key Concerns Requiring Investigation:

1. **Authority and Due Process**: Does the Fire Marshal have the legal authority to implement such arbitrary enforcement policies that effectively override the "voluntary" nature stated in the original bulletin? This selective enforcement appears to circumvent established regulatory processes.

2. **Vendor Evaluation and Procurement**: Was a proper competitive vendor evaluation conducted before mandating a single vendor (Knox) and specific model for all standpipe

installations?

Standard municipal procurement practices typically require competitive bidding and evaluation processes for such requirements.

3. **Conflicts of Interest**: Given San Francisco's history with municipal corruption scandals, what safeguards exist to ensure that decision-makers involved in this vendor selection were free from conflicts of interest, bias, or improper influence?

The exclusive nature of this requirement raises questions about the integrity of the selection process.

4. **Discriminatory Enforcement**: Why are buildings that have maintained their red caps permitted to continue using them, while buildings experiencing theft are forced into expensive Knox Cap conversions?

This creates an inequitable two-tier system that penalizes victims of vandalism.

This also create a situation where theft and vandalism directly benefits the company making those Knox Caps.

In a city prone to the most disgusting scandals and schemes, this obviously could encourage a pattern in which one party could directly or indirectly encourage such theft, knowing that they will benefit from such inflexible and unforgiving policies in the end.

5. **Regulatory Inconsistency**: It appears that City Hall and other public, municipal, state or federal buildings do not comply with these same requirements.

How can the city enforce standards on private property owners that its own facilities do not meet?

Requested Actions:

- Conduct a comprehensive review of the Fire Marshal's authority to implement this policy
- Investigate the vendor selection process for Knox Caps, including any potential conflicts of interest
- Review the discriminatory enforcement practices that treat buildings differently based on vandalism history
- Examine compliance rates among city-owned properties
- Consider establishing proper oversight mechanisms for SFFD policy implementation
- Evaluate whether this policy should be subject to standard regulatory review processes

The current implementation raises serious questions about regulatory overreach, fair procurement practices, and equal treatment under municipal codes.

Property owners deserve transparency in how these decisions are made and assurance that public safety policies are implemented fairly and without improper influence.

I respectfully request that appropriate oversight bodies investigate these matters and provide public accountability regarding this policy implementation.

If the Knox Caps mandate happened to be reverted, and the building owners right to choice happened to rightfully be restored, I would also expect the city be responsible to refund anyone's out of pocket costs for initially complying with an absurd and unwarranted policy that shouldn't have been enacted to begin with.

Thank you for your attention to these important governance and transparency issues.

Sincerely,

Julien DeFrance

Item 27

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
Subject: FW: No Taxpayer Funding of Groups that Coordinate with and then Lobby SF Government/ SFMTA
Date: Thursday, September 11, 2025 3:34:00 PM

Hello,

Please see below for communication from John Crabtree regarding lobbying activity in San Francisco government.

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 | www.sfbos.org

From: John Crabtree <noreply@jotform.com>
Sent: Tuesday, September 9, 2025 6:46 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; FielderStaff <FielderStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>
Subject: No Taxpayer Funding of Groups that Coordinate with and then Lobby SF Government/ SFMTA

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Message to the Board of Supervisors, Mayor, and the City Attorney

From your constituent	John Crabtree
Email	johncrabtree52@gmail.com
Subject	No Taxpayer Funding of Groups that Coordinate with and then Lobby SF Government/ SFMTA
Message:	Dear Mayor Lurie, SFMTA Board Members and Board of Supervisors,

It is ironic that the City funds non-profit organizations who then use those funds to lobby the city.

For example, the San Francisco Bike Coalition and Walk SF both actively plan projects with SFMTA and then lobby SFMTA and San Francisco government on behalf of those same projects. And both receive substantial funding from the city.

As a taxpayer I am opposed to funding special interest organizations that lobby against my interests. It is unethical and irresponsible to approve contracts to activist groups who lobby public officials and agencies.

Walk SF received $311,274 from FY 2022-2024 and San Francisco Bike Coalition has received $2,788,151 from FY 2022-2025 from SFMTA. And there is $425,736 still owed to the San Francisco Bike Coalition under its current contract with SFMTA.

The distrust of the Board of Supervisors is high; there were clear conflicts of interest with the previous mayor.

Similarly, trust in SFMTA has diminished due to prior leadership's lack of transparency and fiscal irresponsibility. They funded activist groups such as San Francisco Bike Coalition and Walk SF who bully seniors, people with disabilities, and many other groups who are just trying to get by.

The quality of life of the majority of hard working, taxpaying San Franciscans has decreased over the last several years due to the work of the SFMTA and the BoS.

I urge you to terminate SFMTA’s contracts with San Francisco Bike Coalition and Walk SF effective immediately.

Sincerely,

Item 28

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
Subject:	FW: Should police bust mushroom stores? new research paper - a public health analysis
Date:	Thursday, September 11, 2025 3:36:00 PM
Attachments:	Haden - beyond prohibition - public health analysis of naturalistic psychedelic use - 2025.pdf

Hello,

Please see below for communication from Mark Haden regarding recreational psychedelic use.

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 | www.sfbos.org

From: Mark Haden <mark@markhaden.com>
Sent: Sunday, September 7, 2025 10:54 AM
To: Mark Haden <mark@markhaden.com>
Subject: Should police bust mushroom stores? new research paper - a public health analysis

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

Title: *Beyond Prohibition: A Public Health Analysis of Naturalistic Psychedelic Use*
Authors: Mark Haden, Sarah A. Paschall, Birgitta Woods
Published in: *Journal of Psychedelic Studies* (2025)

Overview

Should police departments bust mushroom stores? This paper reviews 104 peer-reviewed studies to assess the public health impact of recreational psychedelic use. This is helpful for city councillors and police departments as **NOT BUSTING mushroom / psychedelic stores** can offer benefit to the community as **violence and addictions are reduced and mental health is improved**.

Key Findings

Mental Health Benefits

- Associated with significant reductions in depression, anxiety, PTSD, substance use disorders, interpersonal violence, and suicidality.
- Enhances emotional well-being, psychological flexibility, empathy, and social connectedness.
- May outperform traditional protective factors (e.g., family stability) in reducing criminal recidivism.

Well-Being and Personal Growth

- Users report greater mindfulness, reduced neuroticism, and enhanced emotional regulation, especially in ADHD, OCD, and trauma-affected populations.
- Strong association with spiritual experiences, personal insight, and nature connectedness, which may lead to pro-environmental behaviors.
- Linked to positive personality shifts (e.g., increased openness, decreased neuroticism).

Addiction and Violence Reduction

- Use is associated with lower rates of substance dependence, including alcohol, tobacco, opioids, and stimulants.
- Reductions in intimate partner violence and interpersonal aggression reported.
- Microdosing linked to improved mental health, creativity, and pain tolerance.

Physical Health and Functioning

- Psychedelic users report better overall health, including lower rates of obesity, hypertension, heart disease, and diabetes.
- Reduced sick leave and improved outcomes in marginalized populations, older adults, and those with eating disorders or chronic pain.

Adverse Effects

- Minority of users report negative outcomes such as anxiety, confusion, or lingering psychological effects.
- Risk factors include: youth, high doses, poor set and setting, pre-existing mental health issues (especially bipolar or psychosis risk), and lack of experience.
- Despite challenges, most users still perceive benefits, even from difficult experiences.

Cultural Models & Harm Reduction

- Indigenous traditions emphasize set, setting, and dose—core pillars for safe use.
- Western policies lack these safeguards, relying instead on prohibition, which the authors argue causes more harm than the substances themselves.

A public health approach—including education, safe access, and evidence-based regulation—is recommended.

Conclusions

- The benefits of naturalistic psychedelic use consistently outweigh the harms.
- Prohibitionist policies are outdated and unsupported by evidence.
- The paper calls for decriminalization, regulated access, and public education, drawing from both scientific findings and Indigenous harm-reduction models.

Warm regards,
Mark Haden
Adjunct Professor UBC School of Population and Public Health
mark@markhaden.com

Item 29

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
Subject: FW: Reform MUNI & BART Before Considering New Taxes
Date: Thursday, September 11, 2025 3:40:00 PM

Hello,

Please see below for communication from Kristap Baltin regarding California Senate Bill No. 63.

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 | www.sfbos.org

From: Kristap Baltin <noreply@jotform.com>
Sent: Wednesday, September 10, 2025 12:12 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; FielderStaff <FielderStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>
Subject: Reform MUNI & BART Before Considering New Taxes

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Message to the Board of Supervisors, Mayor, and the City Attorney

From your constituent	Kristap Baltin
Email	kbaltin@yahoo.com
Subject	Reform MUNI & BART Before Considering New Taxes
Message:	Dear Supervisors, Senator Wiener and Assembly Member Stefani: As a resident of your district, I urge you to champion what San Franciscans are truly ready to support: a

functional, reliable, and efficient MUNI system that puts riders first.

We all want great public transit. But that means making accountability and operational reform a top priority—before asking voters to consider new, permanent funding sources like the regional sales tax increase proposed under SB 63.

Without a clear plan to restore public trust and improve basic service, this measure will fall into the same category as others that have failed at the ballot box. Voters want to say yes to transit—but only when they see results.

Please lead the way by ensuring any new funding is tied to measurable service improvements, fiscal responsibility, transparency and that the funds are reserved ONLY for MUNI transit services and nothing else. Let’s fix what’s broken before adding more to the bill.

Thank you for your service and for standing with San Franciscans who rely on this system every day.

Thank you,

Item 30

From:	Board of Supervisors (BOS) on behalf of 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
Subject:	2 Letters regarding a proposed parcel tax
Date:	Thursday, September 11, 2025 3:46:00 PM
Attachments:	2 Letters regarding a proposed parcel tax.pdf

Hello,

Please see attached for 2 letters regarding a proposed parcel tax to fund the San Francisco Municipal transportation Agency.

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 | www.sfbos.org

From:	Hatun Noguera
To:	Lurie, Daniel (MYR); Board of Supervisors (BOS)
Cc:	ChanStaff (BOS); SherrillStaff; SauterStaff; EngardioStaff (BOS); MahmoodStaff; DorseyStaff (BOS); MelgarStaff (BOS); MandelmanStaff (BOS); FielderStaff; Waltonstaff (BOS); ChenStaff; MTABoard@sfmta.com; Kirschbaum, Julie (MTA); Senator Wiener; assemblymember.stefani@assembly.ca.gov
Subject:	Subject: Protect Seniors: Exempt Fixed-Income Homeowners from New SFMTA Parcel Tax
Date:	Monday, September 8, 2025 10:30:46 AM

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

To: Members of the San Francisco Board of Supervisors; Mayor Daniel Lurie

CC: SFMTA Board of Directors; Julie Kirschbaum, Director of Transportation, SFMTA, and others

Dear Mayor Lurie and Members of the Board and others,

I am writing as a concerned San Francisco resident to respectfully request that any proposed parcel tax to address the San Francisco Municipal Transportation Agency's budget shortfall include a full exemption for senior homeowners.

While I understand and support the need to maintain and improve our city's transit system, many seniors live on fixed incomes and already face significant financial pressures from existing parcel taxes, property taxes, and rising living costs. Adding another flat-rate parcel tax without relief for this vulnerable group risks creating undue hardship and could force some to choose between essential expenses and staying in their homes.

San Francisco has a long tradition of protecting seniors from disproportionate tax burdens, and this proposal offers an opportunity to continue that commitment. I urge you to:

- Include a clear, automatic exemption for qualifying senior homeowners in any new parcel tax measure.
- Ensure the exemption process is simple, accessible, and does not require annual reapplication.

- Publicly communicate these protections so seniors are aware of their rights before the measure goes to voters.

I believe we can fund vital transit services while safeguarding the stability and dignity of our senior community. Thank you for your consideration and for your service to the people of San Francisco.

The measure of our city is how we treat those who built it — please ensure seniors are protected, not priced out, as we fund the future of San Francisco's transit.

Hatun Noguera
D7 Resident and a senior citizen

From: Trvlr
To: Mark Reynolds
Subject: Driving San Francisco Residents Out
Date: Sunday, September 7, 2025 11:41:09 AM

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

City Leadership and Representatives We SF CITIZENS voted in to work for us,

Our Family will move out if leaders try to tax us homeowners again as all you do is tax homeowners to pay for the mistakes of City leaders and failed efforts for homeless, drug use/addiction, crime and now after you failed to keep muni solvent, you want to penalize homeowners to save it.

Not this time around. We will move.

And many in our neighborhood believe the same as our Family.

Taking advantage of your City residents who pay the bulk of City taxes and property taxes and spend the most money in the community is deplorable.

'S.F. Mayor Lurie wants to raise taxes to save Muni. Here's how much property owners already pay'

U.S. Veteran, white rural born-raised American Citizen and Unaffiliated CA voter