

From: [T Flandrich](#)
To: [Carroll, John \(BOS\)](#)
Subject: Fw: 6. 250886 [Planning Code - Adaptive Reuse of Historic Buildings] OPPOSITION
Date: Monday, December 8, 2025 11:39:28 AM

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

John,
I forgot to copy you on this email. Please include my letter in the file.
Thanks so much,
Theresa Flandrich

----- Forwarded Message -----

From: T Flandrich <tflandrich@yahoo.com>
To: Myrna Melgar <myrna.melgar@sfgov.org>; Chen Chyanne (BOS) <chyanne.chen@sfgov.org>; Mahmood Bilal (BOS) <bilal.mahmood@sfgov.org>
Sent: Monday, December 8, 2025 at 11:24:10 AM PST
Subject: 6. 250886 [Planning Code - Adaptive Reuse of Historic Buildings] OPPOSITION

8 December 2025

Dear Chair Melgar, Chair Chen & Supervisor Mahmood,

I am writing in strong opposition to the Adaptive Reuse of Historic Buildings legislation.

Per the Community Report Request Memo, this item is purportedly deemed to be a matter of "urgent nature" and follows with an intent to forward it to the full board.

This legislation is overly broad, and may well have unintended consequences. What is the urgency? Why is this being rushed through without clearer, specific language and analysis? We have been bombarded with legislation coming from the State as well as local ordinances within a very short period of time and as residents, we are trying to understand how all of these pieces fit together. We need the opportunity to see careful analysis of who benefits and who may be harmed by this legislation. As former Supervisor Matt Gonzalez notes in his letter to this committee, we, San Franciscan voters passed Prop G, requiring Conditional Use Authorization. Do not allow this "backdoor" attempt to chip away, eliminate formula retail prohibitions that have served us well in protecting, supporting our mom & pop small businesses.

Thank you for your consideration
Theresa Flandrich
North Beach Tenants Committee

From: [Katie Conry](#)
To: [Carroll, John \(BOS\)](#)
Subject: Letter of Support
Date: Monday, December 8, 2025 10:59:49 AM
Attachments: [Land Use and Transportation Committee 2025.pdf](#)

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Hi John,

Please see my attached letter of support for the "Flexible Uses for Historic Properties" legislation.

Thank you!

--

Katie Conry
Executive Director
Tenderloin Museum

My pronouns: *She/Her/Hers*

Recent Press:

[SF's Tenderloin Museum defies critics as it marks 10-year anniversary](#), NBC Bay Area

[As Tenderloin struggles, scrappy museum bets on neon in big expansion](#), San Francisco Chronicle

[The Tenderloin Museum to Expand, Bucking Local Trends](#), KQED

TENDERLOIN MUSEUM

12-8-25

Dear Land Use and Transportation Committee,

The proposed legislation, "Flexible Uses for Historic Properties," would significantly benefit the Tenderloin Museum's expansion project and countless other cultural institutions throughout our city. As a small cultural organization serving a low-income community, we operate sustainably but face constant resource constraints. The current conditional use permit process imposes substantial financial and administrative burdens that divert critical resources from our core mission.

The laborious permitting requirements consume both time and money and are a significant burden on small businesses. These bureaucratic obstacles force us to choose between advancing our community programs and navigating complex regulatory processes. For organizations like ours—committed to stewarding historic buildings while serving underserved populations—streamlined permitting is essential to our continued operation and growth.

We need a permit process that supports rather than undermines cultural institutions working to strengthen their communities. This legislation would enable us to focus our limited resources on what matters most: preserving our neighborhood's history and providing vital cultural programming to residents.

Warmly,



Katie Conry
Executive Director

From: [Woody LaBounty](#)
To: [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Carroll, John \(BOS\)](#)
Cc: [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Alan Wong](#); [Fielder, Jackie \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Sucre, Richard \(CPC\)](#)
Subject: Land Use Agenda Item 250886 (Adaptive Reuse of Historic Buildings)
Date: Monday, December 8, 2025 9:54:27 AM
Attachments: [image001.png](#)

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Chair Melgar and supervisors Chen and Mahmood,

I see from the Land Use and Transportation Committee agenda that you intend to entertain a motion to refer item 250886 (Planning Code - Adaptive Reuse of Historic Buildings) to the full board for consideration.

San Francisco Heritage reviewed an early draft of the mayor's proposed ordinance **but do not support it at this time.**

As a nonprofit with two historic buildings, we believe that easing and expediting permitting could be beneficial to the economic versatility of historic structures and thereby assist in their long-term maintenance and preservation.

But it was our understanding when this legislation was first scheduled for the Land Use and Transportation Committee that, as drafted, it opened up a number of unintended consequences affecting hospitality and formula retail controls in the city. It was further our understanding on its continuance that these potential conflicts were to be addressed before the legislation was reintroduced.

While we encourage more work on this idea of streamlining permitting for historic buildings, San Francisco Heritage does not support this proposed ordinance as written.

Thank you,

Woody LaBounty
President & CEO



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

From: [BOS Legislation, \(BOS\)](#)
To: [Carroll, John \(BOS\)](#)
Subject: FW: OPPOSING BOS Meeting of November 4, 2025 Agenda Item #28 [Planning Code - Adaptive Reuse of Historic Buildings] File #250886
Date: Tuesday, November 4, 2025 3:02:48 PM

For File No. 250886 [Planning Code - Adaptive Reuse of Historic Buildings].

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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From: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>

Sent: Tuesday, November 4, 2025 3:01 PM

To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>

Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; De Asis, Edward (BOS) <edward.deasis@sfgov.org>; Entezari, Mehran (BOS) <Mehran.Entezari@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: FW: OPPOSING BOS Meeting of November 4, 2025 Agenda Item #28 [Planning Code - Adaptive Reuse of Historic Buildings] File #250886

Dear Supervisors,

Please see the below communication from Eileen Boken.

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: Tuesday, November 4, 2025 3:26 AM

To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>

Subject: OPPOSING BOS Meeting of November 4, 2025 Agenda Item #28 [Planning Code - Adaptive Reuse of Historic Buildings] File #250886

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 of November 4, 2025 Agenda Item #28 [Planning Code - Adaptive Reuse of Historic Buildings] File #250886

Position: OPPOSING

This legislation is too broadly written and could have unintended consequences.

###

Sent from my Verizon, Samsung Galaxy smartphone

From: [Carroll, John \(BOS\)](#)
To: ["Matt Gonzalez"](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Cc: [ChanStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: RE: Item 3 on today's agenda of the Land Use and Transportation Committee - LUT November 3, 2025 - BOS File No. 250886
Date: Monday, November 3, 2025 10:22:00 AM
Attachments: [MG_letter.pdf](#)
[image001.png](#)

Thank you for your comment letter.

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

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

-

[Board of Supervisors File No. 250886](#)

John Carroll
Assistant Clerk

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



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

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From: Matt Gonzalez <mtt.gonzalez33@gmail.com>
Sent: Monday, November 3, 2025 8:32 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>
Subject: Re: Item 3 on today's agenda of the Land Use and Transportation Committee

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

Please see attached letter re Item 3 on today's agenda of the Land Use and Transportation Committee

Thank you,

Matt Gonzalez
Former President, SF Board of Supervisors

Text of attached letter:

Matt Gonzalez
2087 Golden Gate Avenue
San Francisco, CA 94115

November 3, 2025

To: Land Use and Transportation Committee, SF Board of Supervisors
Myrna Melgar, Chair, Supervisor District 7
Connie Chen, Member, Supervisor District 1
Bilal Mahmood, Member, Supervisor District 5

Dear Chair Melgar and Members of the Land Use and Transportation Committee:

I am writing in opposition to Item No. 3 on today's Land Use Committee agenda (File No. 250886). While the legislation purports to allow flexibility for uses in historic buildings it would have the effect of reversing the formula retail prohibitions in the Hayes Valley and North Beach Neighborhood Commercial Districts and eliminating Conditional Use requirements for Formula Retail in the city's other Neighborhood Commercial Districts.

In 2004 I sponsored Ordinance 62-04 (File No. 031501) to amend the Planning Code by adding Section 703.3 to define formula retail uses and prohibit formula retail uses in the Hayes-Gough Neighborhood Commercial District. Subsequently legislation was passed in 2005 to prohibit formula retail uses in North Beach and then in 2007 the voters passed Proposition G, requiring Conditional Use Authorization in most neighborhood commercial districts citywide.

I see that the item is calendared as a Committee Report to be voted on by the full board of Supervisors tomorrow. I respectfully suggest that this item be continued in the Land Use and Transportation Committee so that the unintended consequences of undermining the popular

and successful formula retail controls can be fully addressed.

Sincerely,

Matt Gonzalez
Former President, SF Board of Supervisors

cc: John Carroll, Clerk, Land Use and Transportation Committee

Matt Gonzalez
2087 Golden Gate Avenue
San Francisco, CA 94115

November 3, 2025

To: Land Use and Transportation Committee, SF Board of Supervisors
Myrna Melgar, Chair, Supervisor District 7
Connie Chen, Member, Supervisor District 1
Bilal Mahmood, Member, Supervisor District 5

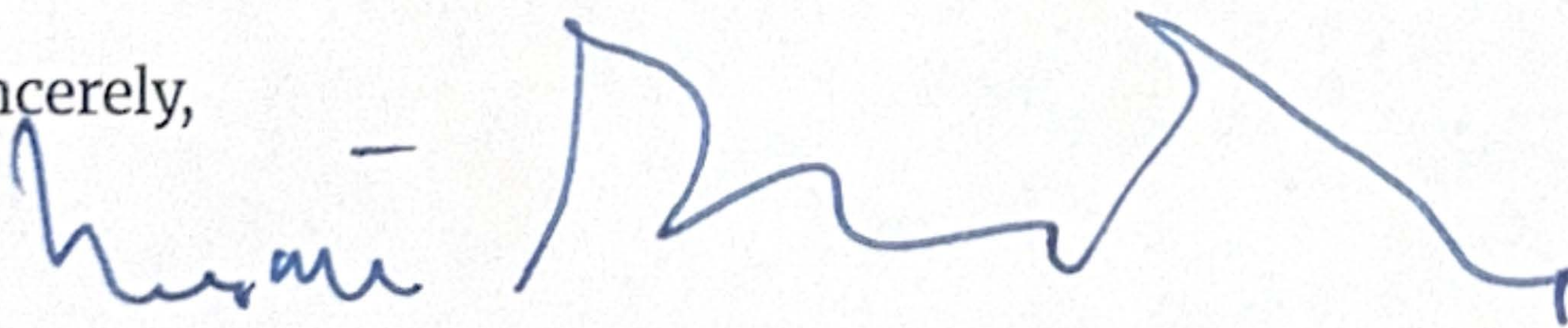
Dear Chair Melgar and Members of the Land Use and Transportation Committee:

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I see that the item is calendared as a Committee Report to be voted on by the full board of Supervisors tomorrow. I respectfully suggest that this item be continued in the Land Use and Transportation Committee so that the unintended consequences of undermining the popular and successful formula retail controls can be fully addressed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Gonzalez', with a stylized flourish extending to the right.

Matt Gonzalez
Former President, SF Board of Supervisors

cc: John Carroll, Clerk, Land Use and Transportation Committee