

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Laxamana, Junko \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: FW: File No. 211187
Date: Wednesday, December 8, 2021 1:12:26 PM

From: Kay Koehneke <kkinthegarden@gmail.com>
Sent: Sunday, December 5, 2021 8:51 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: File No. 211187

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Planning Case No. 2020-001610CUA

My name is Kay Koehneke. I live at, and am the owner of 3827 - 18th Street. I have lived here for 33 years. I object to the approval of the Conditional Use Authorization by the Planning Commission (Motion #21016). This CUA includes waivers from development standards, for rear yard, dwelling unit exposure, and maximum height limit.

As proposed, this out-of-scale and out-of-character project provides group housing for select individuals who do not need to cook, raise children, or care for an elderly relative. No space to raise families, or conduct a zoom meeting while the roommate is also working remotely. What exactly is this "group housing"? With only 3 of 19 units being offered at below market rate, I cannot see how this project of micro units will help build a neighborhood. I believe this project is an end-run for the developer to cash-in on a loophole.

We have been saddled with a state density bonus mandate that has tied the hands of all local input or local representation. All of the neighbors I know fully support adding housing units at 3832 - 18th Street. But what we want to add is housing not lodging. We are hoping for long term residents not a tech dormitory or Air B&B short term lodging. Please do not hold a neighborhood hostage to the laws of unintended consequences. If Sacramento wants to dictate what gets built and where, then they should find redevelopment funds to support projects and free developers to design neighborhood-friendly projects that benefit everyone.

Sincerely,
Kay Koehneke

