

File No. 241021

Committee Item No. 1

Board Item No. 5

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: March 17, 2025

Board of Supervisors Meeting:

Date: March 25, 2025

#### Cmte Board

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|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance - VERSION 2                        |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest - VERSION 2               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract / DRAFT Mills Act Agreement         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence                        |

#### OTHER

- |                                     |                                     |   |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Transmittal – March 13, 2025</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination – December 30, 2024</u>           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>BOS Resolution No. 15-25 – January 24, 2025</u>      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Committee Report Request – March 12, 2025</u>        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>Referral BLA – March 18, 2025</u>                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>_____</u>  |
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Prepared by: John Carroll

Date: March 13, 2025

Prepared by: John Carroll

Date: March 18, 2025

Prepared by: John Carroll

Date: March 21, 2025

1 [Planning Code - Window Replacement Standards]

2

3 **Ordinance amending the Planning Code to limit restrictions on replacement materials**  
4 **in window replacement projects in certain buildings; affirming the Planning**  
5 **Department’s determination under the California Environmental Quality Act; making**  
6 **findings of consistency with the General Plan and the eight priority policies of Planning**  
7 **Code Section 101.1; and making findings of public necessity, convenience, and welfare**  
8 **pursuant to Planning Code, Section 302.**

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

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

17

18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this  
20 ordinance comply with the California Environmental Quality Act (California Public Resources  
21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
22 Supervisors in File No. 241021 and is incorporated herein by reference. The Board affirms  
23 this determination.

24 (b) On February 27, 2025, the Planning Commission, in Resolution No. 21692,  
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
2 the Board of Supervisors in File No. 241021, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
4 amendments will serve the public necessity, convenience, and welfare for the reasons set  
5 forth in Planning Commission Resolution No. 21692, and the Board adopts such reasons as  
6 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
7 No. 241021 and is incorporated herein by reference.

8  
9 Section 2. Article 1.2 of the Planning Code is hereby amended by adding Section  
10 136.2, to read as follows:

11  
12 **SEC. 136.2. WINDOW REPLACEMENT REQUIREMENTS.**

13 (a) Subject to the exceptions set forth in subsections (b) and (c), the City Planning  
14 Department shall impose no restrictions related to the replacement materials size, design,  
15 appearance, materials, finish, operation, details, or arrangement of any window frame or sash  
16 that replaces an existing window frame or sash.

17 (b) Exceptions Involving Historic Resources. The restrictions in sSubsection (a) shall not  
18 apply to replacement windows in any property, building, or structure previously determined to be a  
19 Historic Building, as that term is defined in Section 102.:

20 ——— (1) on a lot containing any structure that is listed on, formally determined to be  
21 eligible for listing on, or formally determined to appear eligible for listing on, the National  
22 Register of Historic Places or the California Register of Historical Resources; or

23 ——— (2) on a lot containing any structure that is designated as a historic landmark or  
24 as a significant or contributory building to a historic or conservation district, under Articles 10  
25 and 11 of the Planning Code.

1 (c) *Applicable Building, Fire, and other Health and Safety Requirements.*

2 Notwithstanding the restrictions in subsection (a), the City, including the Planning  
3 Department, may impose any requirements for replacement windows that are necessary to comply  
4 with applicable building and fire standards and any other applicable requirements necessary to protect  
5 health and safety.

6 (d) In the event of a conflict between this Section 136.2 and any other provisions of the  
7 Planning Code, including controls related to window treatments and transparency, the more  
8 restrictive standards shall apply.

9 (e) In the event of a conflict between this Section 136.2 and any applicable Cultural  
10 District Objective Design Standards, the more restrictive standards shall apply.

11  
12 Section 3. Effective Date. This ordinance shall become effective 30 days after  
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
15 of Supervisors overrides the Mayor's veto of the ordinance.

16  
17  
18 APPROVED AS TO FORM:  
19 DAVID CHIU, City Attorney

20 By: /s/ Peter Miljanich  
21 PETER R. MILJANICH  
22 Deputy City Attorney

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**REVISED LEGISLATIVE DIGEST**  
*(Amended in Committee – March 17, 2025)*

[Planning Code - Window Replacement Standards]

**Ordinance amending the Planning Code to limit restrictions on replacement materials in window replacement projects in certain buildings; 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 pursuant to Planning Code, Section 302.**

Existing Law

Property owners that propose to replace certain existing windows must obtain a permit from the City and comply with window replacement standards prepared by the Planning Department. These standards regulate the size, materials, appearance, operation, and arrangement of certain replacement windows.

Amendments to Current Law

Subject to certain exceptions, this ordinance would prohibit the Planning Department, but not other City departments, from imposing any restrictions related to the replacement materials of any window frame or sash that replaces an existing window frame or sash. This prohibition would not apply to window replacements in certain structures that have been previously determined to be Historic Buildings, as that term is defined in Planning Code Section 102. The City would continue to impose any requirements for replacement windows that are necessary to comply with applicable building and fire standards, and any other applicable requirements necessary to protect health and safety.

Background Information

This ordinance includes amendments made by the Land Use and Transportation Committee of the Board of Supervisors on March 17, 2025.

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March 13, 2025

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

Re: **Transmittal of Planning Department Case Number 2024-009753PCA:**  
Window Replacement Standards  
Board File No. 241021

**Planning Commission Recommendation: Approval with Modification**

Dear Ms. Calvillo and Supervisor Melgar,

On February 27, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Melgar. The proposed ordinance would amend the Planning Code to limit restrictions on window replacement in certain buildings. At the hearing the Planning Commission adopted a recommendation for approval with modifications.

The Commission's proposed modifications were as follows:

1. Modify 136.2(a) to clarify and narrow the scope of window replacements to be limited to frame and sash materials as follows:
  - a. Subject to the exceptions set forth in subsections (b) and (c), the *City Planning Department* shall impose no restrictions related to ~~the size, design, appearance, materials, finish, operation, details, or arrangement~~ the replacement materials of any window frame or sash that replaces an existing window.
2. Add exceptions per 136.2 (d) and (e) that would avoid potential conflicts with other Planning Code requirements related to Cultural Districts Objective Design Standards and window treatments, and transparency. Recommended exceptions language:

(d) In the case of conflict with other Planning Code requirements, including window treatments and transparency, the more restrictive standards shall apply.

(e) In the case of conflict with Cultural District Objective Design Standards, the more restrictive standards shall apply.

3. Replacing the historic building definition provided in 136.2(b)(1) and (2) with the “historic building” definition found in Planning Code Section 102.<sup>1</sup> Recommended language:

(d) (b) Exceptions Involving Historic Resources. The restrictions in subsection (a) shall not apply to replacement windows in any property, building, or structure already determined to be a Historic Building as defined in Planning Code Section 102. ~~-(1) on a lot containing any structure that is listed on, formally determined to be eligible for listing on, or formally determined to appear eligible for listing on, the National Register of Historic Places or the California Register of Historical Resources; or (2) on a lot containing any structure that is designated as a historic landmark or as a significant or contributory building to a historic or conservation district, under Articles 10 and 11 of the Planning Code~~

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Aaron D. Starr  
Manager of Legislative Affairs

<sup>1</sup> Planning Code Section 102 Definition: Historic Building. A Historic Building is a building or structure that meets at least one of the following criteria:

- It is individually designated as a landmark under Article 10;
- It is listed as a contributor to an historic district listed in Article 10;
- It is a Significant or Contributory Building under Article 11, with a Category I, II, III or IV rating;
- It has been listed or has been determined eligible for listing in the California Register of Historical Resources; or,
- It has been listed or has been determined eligible for listing in the National Register of Historic Places.

cc: Peter Miljanich, Deputy City Attorney  
Emma Hare, Aide to Supervisor Melgar  
John Carroll, Office of the Clerk of the Board

**ATTACHMENTS :**

Planning Commission Resolution  
Planning Department Executive Summary





# PLANNING COMMISSION RESOLUTION NO. 21692

**HEARING DATE:** February 27, 2025

*Project Name:* Window Replacement Standards  
*Case Number:* 2024-009753PCA [Board File No. 241021]  
*Initiated by:* Supervisor Melgar / Introduced October 15, 2024/Extended January 14, 2025  
*Staff Contact:* Michelle A. Taylor, Legislative Affairs  
Michelle.Taylor@sfgov.org, 628-652-7352  
*Reviewed by:* Aaron D Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533

**RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND PLANNING CODE TO LIMIT RESTRICTIONS ON WINDOW REPLACEMENT PROJECTS IN CERTAIN BUILDINGS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.**

WHEREAS, on October 15, 2024, Supervisor Melgar introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 241021, which would amend the Planning Code to limit restrictions on window replacement projects in certain buildings;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 6, 2025 and continued the hearing to February 27, 2025; and,

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 27, 2025; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval with modifications** of the proposed ordinance. The Commission's proposed recommendations are as follows:

1. Modify 136.2(a) to clarify and narrow the scope of window replacements to be limited to frame and sash materials as follows:

- a. Subject to the exceptions set forth in subsections (b) and (c), the ~~City Planning Department~~ shall impose no restrictions related to ~~the size, design, appearance, materials, finish, operation, details, or arrangement~~ the replacement materials of any window frame or sash that replaces an existing window.

2. Add exceptions per 136.2 (d) and (e) that would avoid potential conflicts with other Planning Code requirements related to Cultural Districts Objective Design Standards and window treatments, and transparency. Recommended exceptions language:

*(d) In the case of conflict with other Planning Code requirements, including window treatments and transparency, the more restrictive standards shall apply.*

*(e) In the case of conflict with Cultural District Objective Design Standards, the more restrictive standards shall apply.*

3. Replacing the historic building definition provided in 136.2(b)(1) and (2) with the "historic building" definition found in Planning Code Section 102.<sup>1</sup> Recommended language:

~~⊖~~ (b) Exceptions Involving Historic Resources. The restrictions in subsection (a) shall not

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<sup>1</sup> Planning Code Section 102 Definition: Historic Building. A Historic Building is a building or structure that meets at least one of the following criteria:

- It is individually designated as a landmark under Article 10;
- It is listed as a contributor to an historic district listed in Article 10;
- It is a Significant or Contributory Building under Article 11, with a Category I, II, III or IV rating;
- It has been listed or has been determined eligible for listing in the California Register of Historical Resources; or,
- It has been listed or has been determined eligible for listing in the National Register of Historic Places.

apply to replacement windows in any property, building, or structure already determined to be a Historic Building as defined in Planning Code Section 102. ~~-(1) on a lot containing any structure that is listed on, formally determined to be eligible for listing on, or formally determined to appear eligible for listing on, the National Register of Historic Places or the California Register of Historical Resources; or (2) on a lot containing any structure that is designated as a historic landmark or as a significant or contributory building to a historic or conservation district, under Articles 10 and 11 of the Planning Code~~

## Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that proposed modifications would streamline the review of window replacements. These modifications would respond to property owners who request greater flexibility as it relates to replacement materials. The proposed modifications would also minimize potential contradictions with established codes and policies, while still simplifying the window permit process.

## General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

### URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

#### OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

#### OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

#### Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

**OBJECTIVE 6:**

**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

Policy 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

*One goal of the Ordinance is to maintain the Department's oversight for buildings and districts that are historically significant to the City in order to protect the qualities that are associated with that significance. The proposed Ordinance would retain other important elements of a window on all buildings, including profile, design, depth, arrangement, transparency, and proportion. Therefore, the proposed Ordinance furthers these policies and objectives by maintaining and preserving the high quality of San Francisco buildings for the future enjoyment of San Francisco residents and visitors.*

**HOUSING ELEMENT**

THE HOUSING ELEMENT serves as San Francisco's roadmap for meeting the housing needs of all its residents.

**OBJECTIVE 5.C**

**ELEVATE EXPRESSION OF CULTURAL IDENTITIES THROUGH THE DESIGN OF ACTIVE AND ENGAGING NEIGHBORHOOD BUILDINGS AND SPACES**

Policy 41

Shape urban design policy, standards, and guidelines to enable cultural and identity expression, advance architectural creativity and durability, and foster neighborhood belonging.

Policy 42

Support cultural uses, activities, and architecture that sustain San Francisco's diverse cultural heritage.

*With Staff's amendments the Ordinance will enable the expression of cultural identity by supporting Cultural District Objective Design Standards. Therefore, the proposed ordinance furthers these policies and objectives by preserving important cultural spaces for the enjoyment of communities and all San Franciscans.*

## **BALBOA PARK STATION AREA PLAN**

### **OBJECTIVE 6.4**

RESPECT AND BUILD FROM THE SUCCESSFUL ESTABLISHED PATTERNS AND TRADITIONS OF BUILDING MASSING, ARTICULATION, AND ARCHITECTURAL CHARACTER OF THE AREA AND THE CITY.

#### **POLICY 6.4.3**

Ground floor retail uses should be tall, roomy and as permeable as possible.

## **CANDLESTICK SUBAREA PLAN**

### **OBJECTIVE 3**

CREATE A DIVERSE AND EXCITING URBAN NEIGHBORHOOD THAT IS ENGAGING, COMFORTABLE, AND HAS CONVENIENT ACCESS TO AMENITIES, OPTIMIZES ITS WATERFRONT SETTING AND REFLECTS SAN FRANCISCO BUILT FORM AND CHARACTER IN A CONTEMPORARY WAY.

#### **POLICY 3.6**

Assure high quality architecture of individual buildings that work together to create a coherent and identifiable place while being individually distinguishable.

## **CENTRAL SOMA AREA PLAN**

### **OBJECTIVE 8.1**

ENSURE THAT THE GROUND FLOORS OF BUILDINGS CONTRIBUTE TO THE ACTIVATION, SAFETY, AND DYNAMISM OF THE NEIGHBORHOOD

#### **POLICY 8.1.1**

Require that ground floor uses actively engage the street.

### **OBJECTIVE 8.6**

PROMOTE HIGH QUALITY ARCHITECTURE THAT ENHANCES THE NEIGHBORHOOD

#### **POLICY 8.6.1**

Conform to the City's Urban Design Guidelines.

#### **POLICY 8.6.2**

Promote innovative and contextually-appropriate design.

#### **POLICY 8.6.3**

Design the upper floors to be deferential to the "urban room".

## **CENTRAL WATERFRONT AREA PLAN**

### **OBJECTIVE 3.2**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

**POLICY 3.2.1**

Require high quality design of street-facing building exteriors.

**POLICY 3.2.1.C:**

Windows should have a minimum recess of 3 inches, generally should be oriented, and open, vertically, and the frames should not be made of vinyl.

**POLICY 3.2.2**

Make ground floor retail and PDR uses as tall, roomy and permeable as possible.

**POLICY 3.2.4**

Strengthen the relationship between a building and its fronting sidewalk.

**CHINATOWN AREA PLAN**

**OBJECTIVE 11**

PRESERVE THE DISTINCTIVE URBAN CHARACTER, PHYSICAL ENVIRONMENT AND CULTURAL HERITAGE OF CHINATOWN

**POLICY 1.2**

Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown's streets.

Glass. The use of clear un-tinted glass on the first two or three floors of buildings permitting pedestrians to glimpse the activity within, contributing to the overall sense of liveliness of the street. Dark tinted windows create a blank impersonal street front with no sense of life or activity and should be discouraged.

**CIVIC CENTER AREA PLAN**

**OBJECTIVE 1**

MAINTAIN AND REINFORCE THE CIVIC CENTER AS THE SYMBOLIC AND CEREMONIAL FOCUS OF COMMUNITY GOVERNMENT AND CULTURE

**POLICY 1.2**

Maintain the formal architectural character of the Civic Center.

**DOWNTOWN AREA PLAN**

**OBJECTIVE 16**

CREATE AND MAINTAIN ATTRACTIVE, INTERESTING URBAN STREETSCAPES

**POLICY 16.4**

Use designs and materials and include activities at the ground floor to create pedestrian interest.

Glass. The use of clear un-tinted glass on the first two or three floors of buildings permitting pedestrians to glimpse the activity within, contributing to the overall sense of liveliness of the street. Dark tinted windows create a blank impersonal street front with no sense of life or activity and should be discouraged.

## **EAST SOMA AREA PLAN**

### **OBJECTIVE 3.2**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

#### **POLICY 3.2.1**

Require high quality design of street-facing building exteriors.

#### **POLICY 3.2.1.C:**

Windows should have a minimum recess of 3 inches, generally should be oriented, and open, vertically, and the frames should not be made of vinyl.

#### **POLICY 3.2.2**

Make ground floor retail and PDR uses as tall, roomy and permeable as possible.

#### **POLICY 3.2.4**

Strengthen the relationship between a building and its fronting sidewalk.

## **EXECUTIVE PARK SUB AREA PLAN**

### **OBJECTIVE 4**

ENCOURAGE WALKING AND BICYCLING AS THE PRIMARY MEANS OF ACCESSING DAILY SERVICES AND NEEDS.

#### **POLICY 4.2**

Improve pedestrian areas by ensuring human scale and interest.

### **OBJECTIVE 6**

ESTABLISH A RESIDENTIAL COMMUNITY THAT REFLECTS THE SCALE AND CHARACTER OF A TYPICAL SAN FRANCISCO URBAN NEIGHBORHOOD.

#### **POLICY 6.1**

Provide a consistent streetwall that defines the street as a useable, comfortable civic space.

#### **POLICY 6.2**

Require an engaging transition between private development and the public realm.

## **GLEN PARK AREA PLAN**

### **OBJECTIVE 1**

PROTECT AND STRENGTHEN THE QUALITIES THAT MAKE DOWNTOWN GLEN PARK SPECIAL

#### **POLICY 1.4**

Improve the streetscape in the commercial core to make the area safer and more comfortable for pedestrians and shoppers.

### OBJECTIVE 3

#### RECOGNIZE THE CONTRIBUTION OF HISTORIC BUILDINGS TO NEIGHBORHOOD IDENTITY

##### POLICY 3.2

Apply the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties for projects involving historic resources.

##### POLICY 3.3

Protect historic buildings in Glen Park from demolition or adverse alteration.

### MARKET OCTAVIA AREA PLAN

### OBJECTIVE 3

#### PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST

##### POLICY 3.3.7

Ensure that changes in the built environment respect the historic character and cultural heritage of the area, and that resource sustainability is supported

##### POLICY 3.3.8

Encourage new building design that respects the character of nearby older development

##### POLICY 3.3.11

Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties for infill construction in Historic Districts and Conservation Districts (designated at the local, state, or national level) to assure compatibility with the character of districts

#### OBJECTIVE 3 IMPLEMENTATION:

##### Implement Fundamental Design Principles for Building Massing and Articulation

##### Fundamental Design Principles for Building Massing and Articulation

Principle 4: Building façades should include three-dimensional detailing; these may include bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest.

Principle 5: Building façades that face the public realm should be articulated with a strong rhythm of regular vertical elements.

##### Fundamental Design Principles for Ground Floor:

Principle 2: No more than 30 percent of the width of the ground floor may be devoted to garage entries or blank walls.

Principle 5. Building entries and shop fronts should add to the character of the street by being clearly identifiable and inviting.



## **MISSION AREA PLAN**

### **OBJECTIVE 3.2**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

#### **POLICY 3.2.1**

Require high quality design of street-facing building exteriors.

#### **POLICY 3.2.1.C:**

Windows should have a minimum recess of 3 inches, generally should be oriented, and open, vertically, and the frames should not be made of vinyl.

## **NORTHEASTERN WATERFRONT AREA PLAN**

### **OBJECTIVE 10**

TO DEVELOP THE FULL POTENTIAL OF THE NORTHEASTERN WATERFRONT IN ACCORD WITH THE UNIQUE OPPORTUNITIES PRESENTED BY ITS RELATION TO THE BAY, TO THE OPERATING PORT, FISHING INDUSTRY, AND DOWNTOWN; AND TO ENHANCE ITS UNIQUE AESTHETIC QUALITIES OFFERED BY WATER, TOPOGRAPHY, VIEWS OF THE CITY AND BAY, AND ITS HISTORIC MARITIME CHARACTER

#### **POLICY 10.27**

Prohibit the use of reflective glass. Use flat glass skylights and discourage the use of dark tinted glass to increase transparency in highly visible areas.

## **SHOWPLACE SQUARE/POTRERO AREA PLAN**

### **OBJECTIVE 3.2**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

#### **POLICY 3.2.1**

Require high quality design of street-facing building exteriors.

#### **POLICY 3.2.1.C:**

Windows should have a minimum recess of 3 inches, generally should be oriented, and open, vertically, and the frames should not be made of vinyl.

## **TRANSIT CENTER DISTRICT SUBAREA PLAN (DOWNTOWN AREA PLAN)**

### **OBJECTIVE 2.12**

ENSURE THAT DEVELOPMENT IS PEDESTRIAN-ORIENTED, FOSTERING A VITAL AND ACTIVE STREET LIFE.

### **OBJECTIVE 2.13**

ENACT URBAN DESIGN CONTROLS TO ENSURE THAT THE GROUND-LEVEL INTERFACE OF BUILDINGS IS ACTIVE AND ENGAGING FOR PEDESTRIANS, IN ADDITION TO PROVIDING ADEQUATE SUPPORTING RETAIL AND PUBLIC SERVICES FOR THE DISTRICT.

#### OBJECTIVE 2.15

ENCOURAGE ARTICULATION OF THE BUILDING FAÇADE TO HELP DEFINE THE PEDESTRIAN REALM.

#### OBJECTIVE 2.16

MINIMIZE AND PROHIBIT BLANK WALLS AND ACCESS TO OFF-STREET PARKING AND LOADING AT THE GROUND FLOOR ON PRIMARY STREETS TO HELP PRESERVE A SAFE AND ACTIVE PEDESTRIAN ENVIRONMENT.

#### POLICY 2.15

Establish a pedestrian zone below a building height of 20 to 25 feet through the use of façade treatments, such as building projections, changes in materials, setbacks, or other such architectural articulation.

#### POLICY 2.20

Require transparency of ground-level facades (containing non-residential uses) that face public spaces.

#### Objective 2.17

PROMOTE A HIGH LEVEL OF QUALITY OF DESIGN AND EXECUTION, AND ENHANCE THE DESIGN AND MATERIAL QUALITY OF THE NEIGHBORING ARCHITECTURE.

### VAN NESS AVENUE AREA PLAN

#### OBJECTIVE 6

ENCOURAGE DISTINGUISHED ARCHITECTURE WHOSE SCALE, COMPOSITION AND DETAILING ENHANCES THE OVERALL DESIGN STRUCTURE OF THE AVENUE AND RELATES TO HUMAN SCALE.

#### POLICY 6.2

Create varied rhythms in developments on large lots by inserting vertical piers/columns, or changes in fenestration and materials to articulate what otherwise would be an undifferentiated facade plane.

#### POLICY 6.4

Differentiate bases of buildings and incorporate detail at ground level through variety in materials, color, texture and architectural projections. Provide windows with clear glass throughout the building.

#### OBJECTIVE 11

PRESERVE THE FINE ARCHITECTURAL RESOURCES OF VAN NESS AVENUE.

#### POLICY 11.4

Encourage architectural integration of new structures with adjacent significant and contributory buildings.

*With Staff's amendments the Ordinance is consistent with Area Plan guidance and will maintain the importance of transparency, activity and pedestrian engagement by supporting windows and visual permeability at storefronts, PDR spaces, and active uses. The proposed Ordinance would also support guidance related to building architecture quality and articulation on both historic buildings and non-historic buildings. Additionally, the Ordinance will maintain the Department's oversight of replacement windows profile, design, depth, arrangement, transparency, and proportion. Overall, the proposed Ordinance furthers*

*these policies and objectives by maintaining and preserving the high quality of San Francisco buildings for the future enjoyment of San Francisco residents and visitors.*

## **Planning Code Section 101 Findings**

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have an effect on the quality of housing or neighborhood architecture. Overall, the proposed modified Ordinance would maintain key attributes of window design that are intended to address basic principles of urban design that result in residential development that enhances the unique setting and design of the City and its residential neighborhoods.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and*

*loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

### **Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 27, 2025.



Jonas P. Ionin  
*Commission Secretary*

AYES: Campbell, McGarry, Williams, Braun, Imperial, So  
NOES: Moore  
ABSENT: None  
ADOPTED: February 27, 2025



# EXECUTIVE SUMMARY

## PLANNING CODE TEXT AMENDMENT

**HEARING DATE: February 27, 2025**

Continued From: February 6, 2025

**90-Day Deadline: April 21, 2025**

*Project Name:* Window Replacement Standards  
*Case Number:* 2024-009753PCA [Board File No. 241021]  
*Initiated by:* Supervisor Melgar/ Introduced October 15, 2024/Extended January 14, 2025  
*Staff Contact:* Michelle Taylor Current Planning  
Michelle.Taylor@sfgov.org, 628-652-7352  
*Reviewed by:* Aaron Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533  
*Environmental Review:* Not a Project Under CEQA

**RECOMMENDATION: Approval with Modifications**

### Planning Code Amendment

The proposed Ordinance would amend the Planning Code to limit restrictions on window replacement projects in certain buildings.

#### The Way It Is Now:

1. The Planning Department reviews replacement of existing windows on all street facing elevations of all buildings, regardless of age, style, use, or historic status.
2. The Planning Department considers a “replacement window” as replacement of an existing window *within an existing opening*. Changes to a window size or location on any elevation, street facing or

not, would be considered **a new opening** subject to additional code and design review.

3. The Planning Department reviews replacement windows in conformance with applicable design guidelines. Design guidelines may be specifically related to a building type, use, neighborhood, area plan, cultural district, age, and/or style. The Department reviews materiality, operation, depth, and style of replacement windows. Vinyl is not a permitted replacement material on street facing elevations.
4. The Planning Department reviews replacement windows in conformance with Planning Code requirements.

### The Way It Would Be:

1. The Planning Department would review the replacement of existing windows on street facing elevations based only on the historic status of the building.
2. The Planning Department would consider a “replacement window” to be replacement of an existing window with a new window *of any size, location, arrangement, or design*. Changes to a window size or location, on any elevation, would **not** be considered a new opening and would not be subject to additional code and design review. Any material, including vinyl, would be permitted on street-facing elevations.
3. The Planning Department would only review replacement windows in conformance with applicable design guidelines if a property was a historic resource.
4. The Planning Department would only review replacement windows in conformance with Planning Code requirements if a property is a historic resource.

## Background

### Residential Window Standards

The San Francisco General Plan, the Planning Code’s Priority Planning Policies, and the Residential Design Guidelines (RDG’s) each call for protecting and enhancing neighborhood architecture citywide. The Department’s *Residential Design Guidelines* (2003) established window requirements for all buildings within a Residential Zoning District.<sup>1</sup> In 2010, to supplement the RDG’s, the Planning Department issued *Standards for Window Replacement: A Guide to Applying for a Window Replacement Permit* (Window Standards). The Window Standards were intended to provide in writing the Department’s policy and guidance for street-facing windows in concert with the RDG’s.<sup>2</sup>

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<sup>1</sup> <https://sfplanning.org/resource/residential-design-guidelines> (page 46)

<sup>2</sup> <https://sfplanning.org/resource/standards-window-replacement>

Following publication of the *Window Standards*, the Department received feedback that the document was not user friendly and did not provide clear or consistent guidance. As a result, applicants often felt frustrated with both the document and the Planning Department permit review process. Hearing these concerns, Planning Department staff consulted with window manufacturers, contractors, preservationists, and architects, set out to create new guidelines. Since 2022, the Planning Department has been working to simplify our window process and in 2023, we began piloting a straightforward, concise, less expensive, and more flexible set of window replacement standards. The draft standards are intended to provide greater certainty, consistency, and flexibility for homeowners and developers alike. A copy of the draft standards is available in Appendix D, but can briefly summarized as follows:

- The Department reviews building permits for the replacement of windows within existing openings on elevations that are visible from the street.
- Historic buildings (Category A): Replacement windows should match original windows as close as possible.
- Buildings with an undetermined historic status (Category B): Replacement windows should be compatible with the style of the building and nearby buildings including their materials and operation. There is greater flexibility in acceptable replacement materials based on the age and style of the building. Vinyl is not an acceptable material.
- Non-historic buildings (Category C): Replacement windows should be compatible with the character of the neighborhood and of the highest quality feasible. Most materials except for Vinyl are acceptable.

Throughout 2023 and 2024, the Planning Department continued conversations with community stakeholders, sister agencies, and architects (including AIA) to further refine the new draft standards. Revisions were both responsive to homeowners' concerns regarding clarity and in conformance with all established design guidelines. The draft standards also removed any requirement regarding incorporation of ogee lugs on non-historic properties. In 2024, Supervisor Melgar notified Planning Department staff that her office intended to propose legislation that would permit vinyl replacement windows on all elevations.

## Issues and Considerations

### **Proposed Language Exceeds Stated Intention.**

It is the Department's understanding that the intention of the Ordinance is twofold:

- 1) Allow vinyl frames for the replacement of windows
- 2) Improve permit review process for applicants.

However, the proposed breadth of replacement allowances in the proposed Ordinance includes *size, design, appearance, materials, finish, operation, details, or arrangement*. This could cause unintended consequences and result in potential conflicts with the Planning Code and adopted design guidelines and standards.

The Planning Department's paramount concern is how the proposed Ordinance could conflict with existing Planning Code and Commission adopted guidelines.

### **Conflicts with Planning Code**

The proposed language provides exceptions for historic buildings and Building or Fire code requirements. However, it does not include exceptions for window replacements which may conflict with existing Planning Code requirements related to storefront transparency, window location, residential exposure, bird-safety requirements, and size. As a result, the proposed Ordinance language as written may result in new windows which do not meet other portions of the Planning Code.

### **Design Guidelines**

The proposed changes may conflict with longstanding Department guidelines, along with community-led design guidelines, in areas not identified as historic resources or historic districts. Furthermore, the proposed Ordinance would restrict the ability of the Planning Commission, Planning Department, or community groups from implementing discretionary review of windows, on any building type or use, based on past or future guidance.

### **Cultural District Design Standards**

Projects subject to the Housing Accountability Act (HAA) under California Government Code Section 65589.5 are subject only to objective design standards. In 2025, the Planning Department will be assisting Cultural Districts who have requested objective design standards to sensitively manage new construction in their neighborhoods. The Department recognizes that such Standards may include window location, design, depth, materials, and transparency. Cultural Districts may not necessarily be associated with a historic district and therefore may not meet the historic exceptions of the proposed Ordinance.

### **Historic Resources**

The proposed Ordinance creates an exception for historic properties, thereby supporting the Department's commitment to preservation of the City's historic properties

### **CEQA (California Environmental Quality Act)**

The proposed legislation does not negate state environmental review requirements. Therefore, if the historic status was unknown (Category B) then the Department would need to determine whether a building is historic or if the replacement windows would impact a building's character defining features before an applicant could take advantage of the code allowance.

### **Window Materiality and Costs**

Window replacement, like other forms of building maintenance, can be costly for homeowners. The Planning Department has heard from applicants that vinyl windows are the preferred option for some because of affordability and weather-tightness. The Department has conducted a preliminary cost analysis of different window materials and determined that vinyl windows are the most affordable of window material options as it relates to upfront costs. However, the Department's analysis also found that alternate replacement materials may have greater upfront costs but greater long-term durability.



## General Plan Compliance

The General Plan and Urban Design Element are intended to guide the quality, materiality, and architecture of the city's streetscape. The proposed Ordinance is consistent with the General Plan's Urban Design Element Objectives and Policies as it relates to the preservation of historic properties. The Department would maintain oversight for buildings and districts that are determined architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance. The proposed Ordinance therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the historic properties for the future enjoyment and education of San Francisco residents and visitors.

With the Department's proposed amendments, the Ordinance is consistent with the General Plan's Urban Design Element Objectives and Policies as it relates to the quality and appearance of windows and storefronts in *non-historic* buildings. With the proposed amendments, the Ordinance would not limit the Department's ability to implement rules and policies related to storefront transparency, active ground floor spaces, and ensure visual variation on street-facing elevations.

In addition to topic specific Elements, the Department also considers consistency with Area Plans adopted under the General Plan. Area Plans are guiding documents created in collaboration with city agencies, stakeholders, and community members typically as part of larger zoning efforts. These Plans guide the long-term development of an area or neighborhood, responding to its unique characteristics by addressing issues around housing, jobs, transportation, parks and other neighborhood elements that contribute to creating complete neighborhoods. With Staff's proposed amendments, the Ordinance is consistent with a number of Area Plans which include guidance specific to windows, architectural articulation, transparency, materiality, and pedestrian scale. The proposed amendments would maintain the importance of transparency, activity and pedestrian engagement and visual permeability at storefronts, PDR spaces, and active uses. The proposed amendments would also support Area Plan guidance related to building architecture quality and articulation. Therefore, the proposed Ordinance with Staff's amendments would not conflict with these policies and objectives.

## Racial and Social Equity Analysis

Understanding the potential benefits, burdens, and the opportunities to advance racial and social equity that proposed Planning Code amendments provide is part of the Department's Racial and Social Equity Action Plan. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability, the Planning and Historic Preservation Commissions' 2020 Equity Resolutions, and with the Office of Racial Equity mandates, which requires all Departments to conduct this analysis. Below are some specific issues to consider:

- As noted, window replacements can be a costly expense for homeowners. The burden of building maintenance may be especially acute for those within equity populations and historically marginalized groups. The proposed Ordinance would provide homeowners with a replacement window option which may provide lower upfront costs than is currently permitted by the Planning Department.
- Some Cultural Districts have developed neighborhood-specific design guidelines which are consistent

with the values, design, and cultural significance of a neighborhood. These guidelines may include specific guidance about the location, transparency, proportion, and appearance of windows. A Cultural District does not meet the definition of a historic district; therefore, a Cultural District would not be subject to historic building exceptions. As such, the proposed Ordinance may conflict with the guidelines developed by historically marginalized cultural groups.

## Implementation

The Department has determined that this Ordinance will impact our current implementation procedures; however, the proposed changes can be implemented without increasing permit costs or review time.

## Recommendation

The Department recommends that the Commission **adopt a recommendation for approval with modifications** of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Modify 136.2(a) to clarify and narrow the scope of window replacements to be limited to frame and sash materials as follows:
  - a. Subject to the exceptions set forth in subsections (b) and (c), the City Planning Department shall impose no restrictions related to ~~the size, design, appearance, materials, finish, operation, details, or arrangement~~ the replacement materials of any window frame or sash that replaces an existing window.
2. Add exceptions per 136.2 (d) and (e) that would avoid potential conflicts with other Planning Code requirements related to Cultural Districts Objective Design Standards and window treatments, and transparency. Recommended exceptions language:

*(d) In the case of conflict with other Planning Code requirements, including window treatments and transparency, the more restrictive standards shall apply.*

*(e) In the case of conflict with Cultural District Objective Design Standards, the more restrictive standards shall apply.*
3. Replacing the historic building definition provided in 136.2(b)(1) and (2) with the "historic building" definition found in Planning Code Section 102.<sup>3</sup> Recommended language:

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<sup>3</sup> Planning Code Section 102 Definition: Historic Building. A Historic Building is a building or structure that meets at least

- ⌘. (b) Exceptions Involving Historic Resources. The restrictions in subsection (a) shall not apply to replacement windows in any property, building, or structure *already determined to be a Historic Building as defined in Planning Code Section 102. :(1) on a lot containing any structure that is listed on, formally determined to be eligible for listing on, or formally determined to appear eligible for listing on, the National Register of Historic Places or the California Register of Historical Resources; or (2) on a lot containing any structure that is designated as a historic landmark or as a significant or contributory building to a historic or conservation district, under Articles 10 and 11 of the Planning Code*

## Basis for Recommendation

The Planning Commission and Planning Department has historically recognized the tangible and intangible qualities that windows play within the urban fabric. Collectively, through adopted guidelines, objectives, and policies, the Department and Commission have instilled standards related to the materiality, arrangement, transparency, detailing, and operation of windows. They have recognized that these qualities are critical to ensuring the high quality and unique architecture that San Francisco is recognized is maintained.

The Department supports the overall goals of this Ordinance because it intends to create a faster, more predictable process for the review window replacement permits. The Ordinance is also consistent with the Department's commitment to preservation of the City's historic properties. However, the proposed Ordinance, as written, is too broad and could create potential conflicts with existing Planning Code, design guidelines, objectives, and policies. Therefore, the Department proposes the following recommendations:

**Recommendation 1: Modify 136.2(a) to clarify and narrow the scope of window replacements to frame materials.** As currently drafted, the proposed Ordinance language is too broad and may create conflicts with the Planning Code and policies. The revised language achieves the following clarifications:

- a. Replace "the City" to the "Planning Department". The proposed Ordinance would modify the Planning Code and therefore should be limited to Planning Department purview to avoid confusion or unintentional conflicts with other (unspecified) city codes.
- b. Narrow the focus of the Ordinance to **window frame materials** only. The intent of the Ordinance is in large part to provide property owners with greater flexibility regarding window frame materials (specifically to allow vinyl windows) when replacing windows. However, the proposed language goes far beyond this intent, mentioning, arrangement, size, location, etc. As a result, the overly broad language could unintentionally conflict well-established code requirements

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one of the following criteria:

- It is individually designated as a landmark under Article 10;
- It is listed as a contributor to an historic district listed in Article 10;
- It is a Significant or Contributory Building under Article 11, with a Category I, II, III or IV rating;
- It has been listed or has been determined eligible for listing in the California Register of Historical Resources; or,
- It has been listed or has been determined eligible for listing in the National Register of Historic Places.

related to exposure, transparency, and active uses. The narrowed scope of the Ordinance would also conform to sections of the General Plan, Elements and Area Plans which relate to windows.

- c. The Department defines a replacement window as a replacement of an existing window within the same opening. Defining what a replacement window provides clarity and prevents modifications to existing windows which may result in non-compliance with planning code or guidelines.

**Recommendation 2: Add subsections 136.2 (d) and (e) which would create two additional exceptions to avoid potential conflicts with other Planning Code requirements related to Cultural Districts Objective Design Standards and window treatments, and transparency.** This added language is meant to ensure that where potential conflicts between code sections arise, the strictest code shall apply.

- a. Subsection (d) would ensure that any replacement window would meet current Planning Code requirements such as exposure, transparency, active use requirements, etc.
- b. Projects subject to the Housing Accountability Act (HAA) under California Government Code Section 65589.5 are subject only to objective design standards. In the future, the Department will be working with Cultural Districts who are requesting the establishment of Objective Design Standards for their neighborhoods. Subsection (e) language would provide Cultural Districts with greater authority regarding window replacements.

**Recommendation 3: Replace the historic building definition provided in 136.2(b)(1) and (2) with the “historic building” definition found in Planning Code Section 102.** This recommendation ensures consistency with how the Planning Code defines a historic building. The definition provided in Section 102 was adopted by the Planning Commission in 2023 as part of the Housing Constraints Ordinance [Board File No. 230446].

Therefore, the Department finds that proposed amendments would maintain the intended goal of streamlined review of window replacements while also maintaining the architectural quality of windows within the urban fabric. These modifications would also respond to property owners who request greater flexibility as it relates to replacement materials. The modified language ensures greater accommodation to property owners confronting variations in cost of materials, without compromising Planning Code requirements related to exposure, transparency, formula retail, and bird safety. Ultimately, the proposed modifications would also minimize potential contradictions with established codes and policies, while still simplifying the window permit process.

## Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

## Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

## Public Comment

As of the date of this report, the Planning Department has received public comments regarding the proposed Ordinance from 22 individuals or organizations. The Department also received a joint letter in support of the proposed Ordinance signed by five community organizations, including the San Francisco Tenants Union and the SF Climate Emergency Coalition, and approximately 35 individuals. Primary reasons for support included creating a less burdensome and more affordable process for homeowners, a de-emphasis on “aesthetic” requirements, and how the new Ordinance would address concerns related to air pollution, noise, equity, and the climate. In addition to signing this joint letter of support, eight of the individuals, along with the Sierra Club and San Francisco League of Voters, also submitted individual letters further emphasizing their support of the proposed Ordinance. Other individuals who expressed support for the Ordinance also noted the expense and burdensome process of replacing aging windows under current standards. A small number of letters also requested expansion of the Ordinance to include historic buildings.

### ATTACHMENTS:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 241021
- Exhibit C: Letters of Support/Opposition
- Exhibit D: Draft Planning Department Window Guidelines

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

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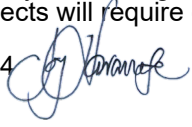
## MEMORANDUM

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Date: October 23, 2024  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 241021  
Planning Code - Window Replacement Standards

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- California Environmental Quality Act (CEQA) Determination  
(California Public Resources Code, Sections 21000 et seq.) Not defined as a project under CEQA Guidelines Sections 15378 and 16060(c)(2) because it would not result in a direct or indirect physical change in the environment. Individual projects will require environmental review.  
 Ordinance / Resolution  
 Ballot Measure  
12/30/2024 
- Amendment to the Planning Code, including the following Findings:  
(Planning Code, Section 302(b): 90 days for Planning Commission review)  
 General Plan     Planning Code, Section 101.1     Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning  
(Board Rule 3.23: 30 days for possible Planning Department review)
- General Plan Referral for Non-Planning Code Amendments  
(Charter, Section 4.105, and Administrative Code, Section 2A.53)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
  - Landmark (Planning Code, Section 1004.3)
  - Cultural Districts (Charter, Section 4.135 & Board Rule 3.23)
  - Mills Act Contract (Government Code, Section 50280)
  - Designation for Significant/Contributory Buildings (Planning Code, Article 11)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

1 [Approval of a 90-Day Extension for Planning Commission Review of Window Replacement  
2 Standards (File No. 241021)]

3 **Resolution extending by 90 days the prescribed time within which the Planning**  
4 **Commission may render its decision on an Ordinance (File No. 241021) amending the**  
5 **Planning Code to limit restrictions on window replacement projects in certain**  
6 **buildings; affirming the Planning Department’s determination under the California**  
7 **Environmental Quality Act; making findings of consistency with the General Plan, and**  
8 **the eight priority policies of Planning Code, Section 101.1; and making findings of**  
9 **public necessity, convenience, and welfare pursuant to Planning Code, Section 302.**

10  
11 WHEREAS, On October 15, 2024, Supervisor Melgar introduced legislation amending  
12 the Planning Code to limit restrictions on window replacement projects in certain buildings;  
13 affirming the Planning Department’s determination under the California Environmental Quality  
14 Act; making findings of consistency with the General Plan, and the eight priority policies of  
15 Planning Code, Section 101.1; and making findings of public necessity, convenience, and  
16 welfare pursuant to Planning Code, Section 302.; and

17 WHEREAS, On or about October 23, 2024, the Clerk of the Board of Supervisors  
18 referred the proposed ordinance to the Planning Commission; and

19 WHEREAS, The Planning Commission shall, in accordance with Planning Code,  
20 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date  
21 of referral of the proposed amendment or modification by the Board to the Commission; and

22 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to  
23 constitute disapproval; and

24 WHEREAS, The Board, in accordance with Planning Code Section 306.4(d), may, by  
25 Resolution, extend the prescribed time within which the Planning Commission is to render its

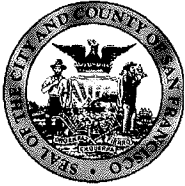
1 decision on proposed amendments to the Planning Code that the Board of Supervisors  
2 initiates; and

3 WHEREAS, Supervisor Melgar has requested additional time for the Planning  
4 Commission to review the proposed Ordinance; and

5 WHEREAS, The Board deems it appropriate in this instance to grant to the Planning  
6 Commission additional time to review the proposed Ordinance and render its decision; now,  
7 therefore, be it

8 RESOLVED, That by this Resolution, the Board hereby extends the prescribed time  
9 within which the Planning Commission may render its decision on the proposed Ordinance for  
10 approximately 90 additional days, until April 21, 2025.





City and County of San Francisco  
Tails  
Resolution

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

File Number: 241218

Date Passed: January 14, 2025


Resolution extending by 90 days the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 241021) amending the Planning Code to limit restrictions on window replacement projects in certain buildings; 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 pursuant to Planning Code, Section 302.


January 14, 2025 Board of Supervisors - ADOPTED

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

File No. 241218

I hereby certify that the foregoing Resolution was ADOPTED on 1/14/2025 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
Daniel Lurie  
Mayor

1.24.25  
Date Approved



**MYRNA MELGAR**

---

DATE: March 12, 2025

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee *mm*

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

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Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, March 18, 2025

- |                        |   |
|------------------------|---|
| <b>File No. 241021</b> | <b>Planning Code - Window Replacement Standards</b><br>Sponsors: Melgar; Engardio and Sauter                |
| <b>File No. 241067</b> | <b>Planning, Building Codes - Interim Housing in Hotels and Motels</b><br>Sponsor: Mayor                    |
| <b>File No. 241173</b> | <b>Planning Code - Continuation of Nonconforming Public Parking Lots in CMUO and MUR</b><br>Sponsor: Dorsey |
| <b>File No. 250069</b> | <b>Planning Code - Conversion of Residential Hotel Rooms to Tourist Hotel Rooms at 447 Bush Street</b>      |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, March 17, 2025.

BOARD of SUPERVISORS



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## MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair  
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: March 18, 2025

SUBJECT **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, March 18, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, March 18, 2025. This ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, March 17, 2025, at 1:30 p.m., by the votes indicated.

**BOS Item No. 24                      File No. 241021**

**[Planning Code - Window Replacement Standards]**

Ordinance amending the Planning Code to limit restrictions on replacement materials in window replacement projects in certain buildings; 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 pursuant to Planning Code, Section 302.

**RECOMMENDED AS AMENDED AS A COMMITTEE REPORT**

Vote: Supervisor Myrna Melgar – Aye  
Supervisor Chyanne Chen – Aye  
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Legislative Deputy  
Brad Russi, Deputy City Attorney

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## MEMORANDUM

TO: Budget and Legislative Analyst

FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee

DATE: March 18, 2025

SUBJECT: LEGISLATION AMENDED - FISCAL IMPACT DETERMINATION

---

The Board of Supervisors' Land Use and Transportation Committee (a nonfiscal committee) amended the following legislation on March 17, 2025. Pursuant to Administrative Code, Section 2.6-3, the new version is being forwarded to you as it was initially determined not to have fiscal impact.

**File No. 241021 Version 2**

**Ordinance amending the Planning Code to limit restrictions on replacement materials in window replacement projects in certain buildings; 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 pursuant to Planning Code, Section 302.**

If the new version is determined to have fiscal impact, the legislation will need to be referred to a fiscal committee before it can be referred to the full Board for approval.

Please send your determination or contact with me any questions at (415) 554-4445 or email: [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

---

**RESPONSE FROM THE BUDGET AND LEGISLATIVE ANALYST - Date:** \_\_\_\_\_

- This matter has fiscal impact.
- This matter does not have fiscal impact.
- Additional information attached.

---

Budget and Legislative Analyst

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#)  
**Subject:** File No. 241021 - Replacement Windows - 10 letters  
**Date:** Tuesday, March 18, 2025 1:40:28 PM  
**Attachments:** [File No 241021 10 letters.pdf](#)

---

Dear Supervisors,

Please see the attached 10 letters from members of the public regarding:

File No. 241021 - Ordinance amending the Planning Code to limit restrictions on replacement materials in window replacement projects in certain buildings; 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 pursuant to Planning Code, Section 302.

Regards,

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

Pronouns: he, him, his

***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:** [Arvind Ramesh](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:07:54 PM

---

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

Board of Supervisors ,

I urge you to reform San Francisco's Window Replacement Standards.

Every San Francisco resident deserves windows that aren't leaky, are insulated to reduce heating bills, noise, and condensation, and reduce fossil fuel heating needs – at an affordable price.

But San Francisco's Window Replacement Standards unnecessarily raise the price to replace street facing windows in many San Francisco homes. Exorbitant costs mean less window upgrades, meaning homeowners and renters are stuck with old, leaky windows that harm health, comfort, and the climate. All for barely-noticeable aesthetics in the name of "neighborhood character".

**\*\*Costlier for Homeowners:** The standards increase the cost of replacing street-facing windows by 50-100%. 70% of San Francisco's occupied 350,000 homes were built in the 1960s or before.

**\*\*Costlier for Renters:** Costlier window replacements are passed on in the form of higher rent. More likely, exorbitant costs means tenants are stuck with draftier interiors, and higher heating bills and carbon emissions. Over half of San Francisco's renters live in housing units built before 1970 in SF.

**\*\*Bad for the Climate:** Residents burn more fossil fuels to heat their homes as older windows are more likely to be poorly sealed, leaky, and uninsulated single pane glass. 56% of occupied homes in San Francisco are heated with fossil fuels, mostly with natural gas.

**\*\*Bad for Health:** Older single-pane windows are more likely to condense, leading to indoor mold. They're also more likely to leak, allowing heat or air-conditioned air to escape, and polluting particulates from nearby highways inside.

**\*\*Bad for Comfort:** In addition to leaking air in-and out, older windows block less noise. This is increasingly important as San Francisco accommodates more housing.

Thank you,

Arvind Ramesh  
arvinddd2003@gmail.com

San Francisco, California 94115

**From:** [Arvind Ramesh](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:07:58 PM

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Thank you,

Arvind Ramesh  
arvinddd2003@gmail.com



San Francisco, California 94115

**From:** [Charlie Natoli](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:36:05 PM

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Thank you,

Charlie Natoli  
charlie.natoli1@gmail.com

San Francisco , California 94122

**From:** [Charlie Natoli](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:36:07 PM

---

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Thank you,

Charlie Natoli  
charlie.natoli1@gmail.com

San Francisco , California 94122

**From:** [MAHDI RAHIMI](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 8:02:40 PM

---

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Every San Francisco resident deserves windows that aren't leaky, are insulated to reduce heating bills, noise, and condensation, and reduce fossil fuel heating needs – at an affordable price.

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Thank you,

MAHDI RAHIMI  
m.s.rahimi@gmail.com

SAN FRANCISCO, California 94110

**From:** [MAHDI RAHIMI](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 8:02:44 PM

---

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Thank you,

MAHDI RAHIMI  
m.s.rahimi@gmail.com



SAN FRANCISCO, California 94110

**From:** [FOSCO](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fwd: Urgent Concern Regarding Upcoming Vote  
**Date:** Friday, March 14, 2025 8:52:49 AM

---

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

## **Subject: Urgent Concern Regarding Upcoming Vote**

Dear Board Members,

I am the owner of a small environmental consulting firm in San Francisco, and I am reaching out regarding the upcoming vote on wood crafted windows.

I strongly urge you to reconsider your position on this matter. At this point, there are only a few bespoke wood window and door manufacturers left in San Francisco, most of which are family-run small businesses employing skilled tradespeople. Supporting this motion would not only devastate these businesses but also leave many families without an income—at a time when economic challenges are already severe.

Protecting small businesses, whether family-owned or not, should be a priority, not something to be undermined. Allowing big-box companies to carve out the last remaining niche of this industry would be detrimental to San Francisco's economy and craftsmanship.

Additionally, there are important environmental considerations. Wood windows and doors are a renewable and sustainable product. They offer insulation and solar heat gain coefficient (SHGC) ratings that are comparable—if not superior—to alternatives, as verified by the National Fenestration Rating Council (NFRC).

I urge you to support the preservation of these businesses and the skilled workforce they sustain. Thank you for your time and consideration.

Sincerely,  
Fergus O'Sullivan  
Owner/President  
Fosco Environmental  
San Francisco

Regards,  
Fergus O'Sullivan - Principal  
HERS-Env.Consultant/GreenPointRater/CalGreen Inspections  
CSLB-B & HAZ. ICC. CalGreen.  
[www.FOSCO.biz](http://www.FOSCO.biz)  
*Environmental Excellence*

415.240.5588 (c)  
415.754.8064 (o)  
707.385.1252 (o)



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--

~office/[info@fosco.biz](mailto:info@fosco.biz)

Regards,  
Fergus O'Sullivan - Principal  
HERS-Env.Consultant/GreenPointRater/CalGreen Inspections  
CSLB-B & HAZ. ICC. CalGreen.  
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**From:** [Sarah Bland](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Improve San Francisco's Window Replacement Standards NOW by supporting Supervisor Melgar's proposed legislation (File Number 241021).  
**Date:** Friday, March 14, 2025 4:32:33 PM

---

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

San Francisco Board of Supervisors, Planning Director Hillis,  
Commissioners and Staff:

**I urge you to improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation \(File Number 241021\)](#).**

I lived in a Victorian where the wooden front bay windows had been so poorly un-maintained in the past 100 years that there was a visible gap between the window frame and the sill. The landlord had also replaced the original glass in some panes with ACRYLIC and the plastic was so old it was cracking. It was absurd. Our heat went right out the window and we had to wear bathrobes over our clothes in the winter to keep warm. San Francisco prides itself on being environmentally friendly but this policy is the opposite - old buildings with crappy windows just put more money in the pockets of PG&E while we all burn gas. This bill doesn't go far enough, residential landlords should be REQUIRED to replace all single pane windows with modern double pane.

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

1. **Allow choice in window-frame materials.** I believe that property

owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

**2.**

**Remove aesthetic standards, like ogees and muntin requirements.**

Let property owners be the ones to decide how their windows look.

Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city that has quality housing for its residents, not a museum!

I want to see a change in priorities from the board and planning: I want the environment and resident comfort prioritized over "character".

**From:** [George Ogden](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** SF Examiner article re: Window regulations  
**Date:** Friday, March 14, 2025 6:03:58 PM

---

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

To the Board: Our family supports local S.F.-based manufacturing and the existing rules regarding window and door manufacturing and replacement. Please don't allow cheap, factory-made commodity alternatives to debase our city's small business manufacturers and despoil our city's unique architectural beauty.

Thank you for your consideration.

George Ogden & Carol Connolly

1478 14th Avenue

San Francisco, CA

Sent from my iPhone

**From:** [Sam Lord](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Window standards  
**Date:** Tuesday, March 18, 2025 6:51:42 AM

---

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

Please support Melgar's proposal to make it easier to install modern windows. The wooden windows in my apartment let in tons of cold air and some don't open or close anymore. They're rotting.

Sam

**From:** [Sarah Bland](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Improve San Francisco's Window Replacement Standards NOW by supporting Supervisor Melgar's proposed legislation (File Number 241021).  
**Date:** Friday, March 14, 2025 4:32:33 PM

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I want to see a change in priorities from the board and planning: I want the environment and resident comfort prioritized over "character".

**From:** [Woody LaBounty](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Carroll, John \(BOS\)](#); [Chen, Chyanne \(BOS\)](#)  
**Subject:** Land Use and Transportation Committee Item #241021 (Window Replacement Legislation)  
**Date:** Friday, March 14, 2025 4:07:03 PM  
**Attachments:** [image001.png](#)  
[SFH-letter-Window-Replacement.pdf](#)

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

Supervisors Melgar, Mahmood, and Chen,

San Francisco Heritage appreciates the opportunity to comment on pending window replacement legislation. We reviewed and commented on the existing Draft Window Replacement Standards created by the Planning Department in 2023 and feel they work well. In general, we agree with the Planning Department's thoughtful amendments to the proposed legislation, especially the provision to exempt historic resources and Category A buildings.

We understand the goal of the legislation is to streamline approvals and the cost of window replacement to homeowners. To the first point, as the vast majority of San Francisco properties carry a Category B (unknown status) rating, CEQA review would be required by Planning staff to determine whether the property is a historic resource. This would likely exceed in time and resources the more flexible staff evaluations of compatibility and materials currently used for Category B buildings. It is unclear, therefore, if any streamlining would actually be achieved for most properties.

As to material, vinyl replacement windows are lower-cost initially, but there are downsides beyond aesthetics. Vinyl windows are comprised of PVC, a type of plastic which "out-gases" by breaking down into chemicals which negatively affect some people. In fires, vinyl windows release toxic gases and harmful fumes. Vinyl is not as durable or long-lasting, requiring replacement sooner than other materials. Lastly, plastic disposal's impact on the environment is a recognized global issue. (More from the United Nations at <https://www.unep.org/plastic-pollution>)

While short-term speculative investors might reap the benefits of cheaper vinyl windows, property owners planning to stay in their homes for more than a few years will find the investment in renewable materials like wood more cost-efficient long-term.

San Francisco Heritage believes this legislation, while well-intentioned, doesn't materially improve process or provide long-term cost relief to residents. If the committee is determined to recommend it to the full board, we ask that the Planning Department's recommended amendments be included to provide greater clarity and increased protection for historic resources.

Thank you for your consideration.

Sincerely,



***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](http://www.sfheritage.org)**  
**[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)**

---

Join Heritage Now

March 14, 2025

Land Use and Transportation Committee  
San Francisco Board of Supervisors

RE: Window Replacement Standards 2024-009753PCA [Board File No. 241021]

Supervisors Melgar, Mahmood, and Chen,

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While short-term speculative investors might reap the benefits of cheaper vinyl windows, property owners planning to stay in their homes for more than a few years will find the investment in renewable materials like wood more cost-efficient long-term.

San Francisco Heritage believes this legislation, while well-intentioned, doesn't materially improve process or provide long-term cost relief to residents. If the committee is determined to recommend it to the full board, we ask that the Planning Department's recommended amendments be included to provide greater clarity and increased protection for historic resources.

Thank you for your consideration.

Sincerely,



Woody LaBounty  
President & CEO  
415-441-3000 x 104  
[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)  
**Subject:** FW: Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 9:58:33 AM

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Hello,

Please see below for communication from a member of the public regarding File No. 241021.

**File No. 241021:** Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings; 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 pursuant to Planning Code, Section 302.

Sincerely,

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

---

**From:** sig@netdot.net <noreply@adv.actionnetwork.org>  
**Sent:** Monday, March 10, 2025 10:40 AM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost

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

Board of Supervisors ,

I urge you to reform San Francisco's Window Replacement Standards.

Every San Francisco resident deserves windows that aren't leaky, are insulated to reduce heating bills, noise, and condensation, and reduce fossil fuel heating needs – at an affordable price.

But San Francisco's Window Replacement Standards unnecessarily raise the price to replace street facing windows in many San Francisco homes. Exorbitant costs mean less window upgrades, meaning homeowners and renters are stuck with old, leaky windows that harm health, comfort, and the climate. All for barely-noticeable aesthetics in the name of "neighborhood character".

**\*\*Costlier for Homeowners:** The standards increase the cost of replacing street-facing windows by 50-100%. 70% of San Francisco's occupied 350,000 homes were built in the 1960s or before.

**\*\*Costlier for Renters:** Costlier window replacements are passed on in the form of higher rent. More likely, exorbitant costs means tenants are stuck with draftier interiors, and higher heating bills and carbon emissions. Over half of San Francisco's renters live in housing units built before 1970 in SF.

**\*\*Bad for the Climate:** Residents burn more fossil fuels to heat their homes as older windows are more likely to be poorly sealed, leaky, and uninsulated single pane glass. 56% of occupied homes in San Francisco are heated with fossil fuels, mostly with natural gas.

**\*\*Bad for Health:** Older single-pane windows are more likely to condense, leading to indoor mold. They're also more likely to leak, allowing heat or air-conditioned air to escape, and polluting particulates from nearby highways inside.

**\*\*Bad for Comfort:** In addition to leaking air in-and out, older windows block less noise. This is increasingly important as San Francisco accommodates more housing.

Thank you,

[sig@netdot.net](mailto:sig@netdot.net)

,

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Karen Boudreaux](#)  
**Cc:** [Hare, Emma \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: File Number 241021  
**Date:** Tuesday, March 11, 2025 11:12:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this 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. 241021](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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

From: Karen Boudreaux <karen@haloafarms.com>

Sent: Monday, March 10, 2025 10:01 AM

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

Cc: Hare, Emma (BOS) <emma.hare@sfgov.org>

Subject: File Number 241021

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

To Whom it May Concern:

This legislation is a small step in the right direction. Vinyl windows are fire resistant, energy efficient, less expensive, and look great. PLEASE pass this legislation. And then, PLEASE make building in San Francisco easier. Right now, it's just ridiculous. We will not recover with these stupid and expensive road blocks in place. Thank goodness for competent people like our wonderful supervisor, Ms. Melgar, and Joel Engardio, for whom I voted when he first ran in our district. These are the kind of people we need in government.

Sincerely,  
Karen Boudreaux

-----  
Karen Boudreaux  
Haloa Farms

415-846-4056

[karen@haloafarms.com](mailto:karen@haloafarms.com)

[https://url.avanan.click/v2/r01/\\_\\_\\_www.haloafarms.com\\_\\_\\_YXAzOnNmZHQyOmE6bzoyMDQ5MGYzNjl5Nzg4Y2JlNGZmYzVmMDY1OTMxNTgxOTo3OjgxNzk6OTMzMzcwODQ2YWl1NTMyZGI1ZTUxYTcyNjk3M2Y2MTA3NGViNjhjZTc3ZWEwOTA1OTVIMDQxYzI5NGQ3OTAyYjpwOkY6TG](https://url.avanan.click/v2/r01/___www.haloafarms.com___YXAzOnNmZHQyOmE6bzoyMDQ5MGYzNjl5Nzg4Y2JlNGZmYzVmMDY1OTMxNTgxOTo3OjgxNzk6OTMzMzcwODQ2YWl1NTMyZGI1ZTUxYTcyNjk3M2Y2MTA3NGViNjhjZTc3ZWEwOTA1OTVIMDQxYzI5NGQ3OTAyYjpwOkY6TG)



**From:** [Carroll, John \(BOS\)](#)  
**To:** [yasmen\\_mehta@comcast.net](mailto:yasmen_mehta@comcast.net)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: File Number 241021.  
**Date:** Monday, March 3, 2025 9:41:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this 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. 241021](#)

**John Carroll**

**Assistant Clerk**

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



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---

**From:** yasmen\_mehta@comcast.net <yasmen\_mehta@comcast.net>  
**Sent:** Saturday, March 1, 2025 1:51 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** File Number 241021.

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

In reference to File number 241021 regarding windows in San Francisco. Here are my comments, I am sorry I cannot attend the meeting as I have to work.

1. I have lived in San Francisco for over 30 + years and owned my house for 26. I appreciate the history and the culture of this city and realize that some looks and things are worth preserving. HOWEVER telling homeowners what sort of windows they are mandated to put in the front of the house is absurd! Next you will be mandating certain colors. We have paid hard earned money for our houses and home owners should be able to make the best decision like that for themselves.
2. It is insanely expensive to replace windows with wood. Therefore landlords are not motivated to upkeep their rentals which leads to leaky, moldy and very badly insulated housing. People like me who own their houses are also held up for a bunch of money, they can ill afford. We are talking thousands of dollars.
3. Everyone understands fog in this city and the moisture it brings. Wood is not the best material to combat that. Wood windows do not last as long as other more modern materials, as they expand and crack over time. Windows near the ocean have it worst with the salt air and moisture.
4. Looking at a house from the outside, unless you are a foot away from it, I don't think anyone will know or care whether your windows are wood, vinyl, aluminum, fiber glass or composite.
5. Wooden windows need constant painting or staining, another cost to us home owners.
6. Wooden windows are vulnerable to rot.
7. The energy bills can get costlier as cracks and gaps in the windows as they age let in air.

Respectfully,

Yasmen S Mehta

**From:** [Carroll, John \(BOS\)](#)  
**To:** "Alejandro Bancalari"  
**Cc:** [MelgarStaff \(BOS\)](#); [MahmoodStaff](#); [CPC-Commissions Secretary](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Window Replacement Reform - BOS File No. 241021  
**Date:** Wednesday, February 26, 2025 10:12:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

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



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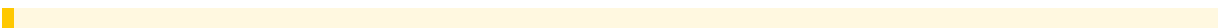
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---

**From:** Alejandro Bancalari <alex.a.banc@gmail.com>  
**Sent:** Tuesday, February 25, 2025 3:25 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>  
**Cc:** MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>  
**Subject:** Window Replacement Reform

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



I am writing to express my strong support for the Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings proposed by Myrna Melgar & Joel Engardio . This ordinance is crucial for addressing the challenges faced by homeowners and property owners who seek to improve energy efficiency and safety through window replacements.

By limiting unnecessary restrictions, this ordinance will:

**Promote energy efficiency:** Encourage the replacement of outdated and inefficient windows with modern, energy-saving options, reducing energy consumption and greenhouse gas emissions.

**Enhance safety:** Allow for the replacement of windows that pose safety hazards, improving the overall safety and well-being of building occupants.

I urge you to support this important ordinance. Your support will help to ensure that homeowners and property owners have the flexibility they need to make necessary improvements to their properties.

Thank you for your time and consideration.

Sincerely,

Alex Bancalari

**From:** [Carroll, John \(BOS\)](#)  
**To:** ["Garen Checkley"](#)  
**Cc:** [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [Hare, Emma \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: FW: Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)  
**Date:** Tuesday, February 25, 2025 3:18:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Coalition Letter Modernize San Francisco's Window Standards.pdf](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

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



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---

**From:** Garen Checkley <garencheckley@gmail.com>

**Sent:** Tuesday, February 25, 2025 7:40 AM

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

**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Hare, Emma (BOS) <emma.hare@sfgov.org>; Melgar, Myrna (BOS)

<myrna.melgar@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Sciammas, Charlie (BOS) <charlie.sciammas@sfgov.org>; Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>; Cooper, Raynell (BOS) <raynell.cooper@sfgov.org>  
**Subject:** Re: FW: Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)

Hello Assistant Clerk John Carroll,

I'm attaching, and enclosing below, an expanded coalition letter supporting Supervisor Melgar's proposed legislation (File Number 241021) easing window material standards.

Currently 45 residents, 5 public figures, and the 5 below organizations have signed onto this letter of support. If possible, please update my previous letter or add a new one.



Thank you,  
Garen

~~~~~ Content of the letter pasted into the email ~~~~~

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.

- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco’s Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort and health** – reducing indoor noise, air, and increasing wildfire-caused smoke pollution shouldn’t be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn’t mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
the undersigned:

## Public Figures / Politicians

Danny Sauter, Supervisor District 3

Jackie Fielder, Supervisor District 9

Trevor Chandler, Supervisor Candidate for District 9, 2024

Bilal Mahmood, Supervisor District 5

Autumn Looijen, Supervisor Candidate for District 5, 2024

## Organizations

[San Francisco Tenants Union](#)

[PODER SF](#)

[San Francisco League of Conservation Voters](#)

[Sierra Club San Francisco Group](#)

[350 San Francisco](#)

[SF Climate Emergency Coalition](#)

## Individuals

Garen Checkley, D8

K. Parikh, D8

Krishna Regmi, D9

Alex B., D5

Joshua Saltsman, D10

Cedric Bermond, D2

Carrina Dong, D8



K. Xu, D8  
Jules Landry-Simard, D8  
Timothy Peacock, D8  
Mario A Ramirez, D8  
Bret Madhvani, D8  
Mark Supinski, D9  
James Cortez, D9  
Sabina T., D2  
M. McLean, D9  
Karl Yang, D5  
Kieran Farr, D9  
Sarah Boudreau, D1  
Charles Whitfield, D2  
Brian Reyes, D4  
C. Bardine, D6  
Stephen A., D8  
James Handy, D5  
T. Hu, D5  
Ruth S., D1  
Tomas Vorel, D5  
Joyce C., D11  
Dave Tucker, D7  
Meg A., D9  
K. Sadowsky, D11  
Alvin Jen, D7  
David I. , D1  
Kristina Pappas, D9  
Nancy Haber, D7

Robert Ellison, D7

Natty Coleman, D10

Elizabeth Smith Fong, D4

Graham G., D4

Anika G, D4

Julia Daniel, D5

Michael Cunningham, D1

Laura Zellerbach, D1

G. Gardella, D2

R. McDonald, D4

~

*Select individual above have offered anecdotes explaining why they feel strongly about this issue:*

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but its a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

*I have 5 leaky wooden street-facing windows that no longer close and I cannot afford to replace with approved windows. My house is 30 feet up a hill but the standards are so prescriptive that I'm required to spend thousands on ogees that no one can see from the street. - Mario A Ramirez, D8*

*I had to replace the front windows to meet code. Coming from Europe, I was shocked I couldn't find any triple pane windows that met the SF code and it cost me about \$24K to replace 7 windows that are impractical and energy (and sound) inefficient. As a dual citizen who grew up in Europe: this regulation makes no sense as this locks a market for sub-par windows vs. what is standard in other countries (Europe, Asia). From an aesthetics point of view, had I been in Europe, I could easily have found better quality windows that would maintain the integrity of the local style. To make it worse, front-facing windows are by definition facing the street, and therefore poor insulation means not only poor thermals, but also poor sound dampening. - Cedric Bermond, D2*

*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and should be gone. Let homeowners make aesthetic decisions in their own home! - James Cortez D9*

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the*

*environment, and simply punishing home owners. Furthermore the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

~~~

Community open letter

URL: <https://docs.google.com/document/d/1WqM1VmRKYIcvSbhlwOwhu1u4TzUnSc6qTTjser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley ([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

On Thu, Jan 30, 2025 at 10:53 AM Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)> wrote:

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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---

**From:** Garen Checkley <[garencheckley@gmail.com](mailto:garencheckley@gmail.com)>  
**Sent:** Wednesday, January 29, 2025 10:23 PM  
**To:** Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>  
**Cc:** Hare, Emma (BOS) <[emma.hare@sfgov.org](mailto:emma.hare@sfgov.org)>  
**Subject:** Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I am submitting the attached PDF community letter urging your support of Supervisor Melgar's proposed legislation (File Number 241021) on behalf of 35 residents, 5 community organizations (further representing thousands of SF residents), and 5 Nov 2024 supervisorial candidates.**

Thank you  
Garen Checkley on behalf of the individual and organizational signatories

~~~~~

*The community letter is also pasted below:*

~

**Subject: Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements**

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**We urge you to simplify and improve San Francisco’s Window Replacement Standards by supporting [Supervisor Melgar’s proposed legislation](#) (File Number 241021).**

SF’s current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- 
- 
- [70%](#)
- of SF’s occupied homes were built before 1960.
- 
- 
- 
- [56%](#)
- of occupied homes in San Francisco use fossil fuels for heating.
- 

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

We urge you to improve San Francisco’s Window Replacement Standards using the following guiding principles:

- 
- 
- **Equity**
- – giving people choice in window replacement materials improves

accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- 
- 
- 
- **Climate –**
- the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- 
- 
- 
- **Comfort**
- – reducing air and noise pollution shouldn't be a pricey luxury
- 
- 
- 
- **Leave aesthetics to property owners – we**
- think it should be the property owners decision to invest in historic aesthetics, not a City mandate
- 

With these principles in mind, We request the following modifications:

- 1.
- 2.
3. **Allow choice in window-frame materials.**
4. We believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like
5. decarbonization or electrification.
- 6.
- 7.
- 8.
9. **Remove aesthetic standards, like ogees and muntin requirements.**
10. Let property owners be the ones to decide how their windows look. Just because
11. a window was designed in a certain way decades ago doesn't mean it has to be that way forever. We want to live in a city, not a museum!

12.

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

We request a change in priorities: We want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

*Organizations:*

[San Francisco Tenants Union](#)

[San Francisco League of Conservation Voters](#)

[Sierra Club San Francisco Group](#)

[350 San Francisco](#)

[SF Climate Emergency Coalition](#)

*Individuals:*

Garen Checkley, D8

K. Parikh, D8

Krishna Regmi, D9

Alex B., D5

Joshua Saltsman, D10

Cedric Bermond, D2



Carrina Dong, D8  
K. Xu, D8  
Jules Landry-Simard, D8  
Timothy Peacock, D8  
Mario A Ramirez, D8  
Bret Madhvani, D8  
Mark Supinski, D9  
James Cortez, D9  
Sabina T., D2  
M. McLean, D9  
Karl Yang, D5  
Kieran Farr, D9  
Sarah Boudreau, D1  
Charles Whitfield, D2  
Brian Reyes, D4  
C. Bardine, D6  
Stephen A., D8  
James Handy, D5  
T. Hu, D5  
Ruth S., D1  
Tomas Vorel, D5  
Joyce C., D11  
Dave Tucker, D7  
Meg A., D9  
K. Sadowsky, D11  
Alvin Jen, D7

David I. , D1

Kristina Pappas, D9

Nancy Haber, D7

*Public Figures / Politicians*

Danny Sauter, Supervisor District 3

Jackie Fielder, Supervisor District 9

Trevor Chandler, Supervisor Candidate for District 9, 2024

Bilal Mahmood, Supervisor District 5

Autumn Looijen, Supervisor Candidate for District 5, 2024

~

*Select individual above have offered anecdotes explaining why they feel strongly about this issue:*

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but its a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

*I have 5 leaky wooden street-facing windows that no longer close and I cannot afford to replace with approved windows. My house is 30 feet up a hill but the standards are so prescriptive that I'm required to spend thousands on ogees that no one can see from the street. - Mario A Ramirez, D8*

*I had to replace the front windows to meet code. Coming from Europe, I was shocked I couldn't find any triple pane windows that met the SF code and it cost me about \$24K to replace 7 windows that are impractical and energy (and sound) inefficient. As a dual citizen who grew up in Europe: this regulation makes no sense as this locks a market for sub-par windows vs. what is standard in other countries (Europe, Asia). From an aesthetics point of view, had I been in Europe, I could easily have found better quality windows that would maintain the integrity of the local style. To make it worse, front-facing windows are by definition facing the street, and therefore poor insulation means not only poor thermals, but also poor sound dampening. - Cedric Bermond, D2*

*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and should be gone. Let homeowners make aesthetic decisions in their own home! - James Cortez D9*

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the environment, and simply punishing home owners. Furthermore*

*the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

~~~

Community open letter URL:

<https://docs.google.com/document/d/1WqM1VmRKYIcvSbhlwOwhu1u4TzUnSc6qTjser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley ([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

---

|                |  |
|----------------|--|
| <b>To</b>      | <a href="mailto:john.carroll@sfgov.org">john.carroll@sfgov.org</a> , <a href="mailto:Commissions.Secretary@sfgov.org">Commissions.Secretary@sfgov.org</a> , <a href="mailto:jonas.ionin@sfgov.org">jonas.ionin@sfgov.org</a> , <a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a> , <a href="mailto:rich.hillis@sfgov.org">rich.hillis@sfgov.org</a> |
| <b>Subject</b> | <b>Re File Number 241021: Modernize San Francisco’s Window Replacement Standards by Reducing Onerous Window-frame Material &amp; Aesthetic Requirements</b>  |

---

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco’s Window Replacement Standards by supporting [Supervisor Melgar’s proposed legislation](#) (File Number 241021).**

SF’s current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF’s occupied homes were built before 1960.
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**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

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  - **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
  - **Comfort and health** – reducing indoor noise, air, and increasing wildfire-caused smoke pollution shouldn’t be a pricey luxury
  - **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate
-

---

With these principles in mind, I request the following modifications:

- 1. Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
- 2. Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
the undersigned...

#### Public Figures / Politicians

Danny Sauter, Supervisor District 3  
Jackie Fielder, Supervisor District 9  
Trevor Chandler, Supervisor Candidate for District 9, 2024  
Bilal Mahmood, Supervisor District 5  
Autumn Looijen, Supervisor Candidate for District 5, 2024

#### Organizations

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[PODER SF](#)  
[San Francisco League of Conservation Voters](#)  
[Sierra Club San Francisco Group](#)  
[350 San Francisco](#)  
[SF Climate Emergency Coalition](#)





## Individuals

Garen Checkley, D8  
K. Parikh, D8  
Krishna Regmi, D9  
Alex B., D5  
Joshua Saltsman, D10  
Cedric Bermond, D2  
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Kristina Pappas, D9  
Nancy Haber, D7  
Robert Ellison, D7  
Natty Coleman, D10  
Elizabeth Smith Fong, D4  
Graham G., D4  
Anika G, D4  
Julia Daniel, D5  
Michael Cunningham, D1  
Laura Zellerbach, D1  
G. Gardella, D2  
R. McDonald, D4

---

***These are brief anecdotes from San Francisco residents, shared with their permission:***

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

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*rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the environment, and simply punishing home owners. Furthermore the window companies know this are preying on homeowners. - Resident, D9*

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*My apartment is full of wood-framed bay windows that are extremely leaky and don't fit well in the frames, and some of the frames exhibit signs of decay. When sitting next to our closed windows on a windy day, you can literally feel a cold breeze through our living room. A couple winters ago we were unable to get the temperature of the living room above 61 degrees even with all the heaters blasting on max. Our landlord is obligated to provide a home that meets habitability standards and he wants to replace our windows, but his hands are tied because the process is so arduous. His only possible solution was to replace our heating system, and now our energy bills have increased and the new system still struggles to keep up. We're pouring money and energy out the cracks in our windows all winter, and in the summer I worry that any bad wildfire season will make us choke with smoke inside the apartment because our windows can't seal. The current window policies pose a financial burden and a health danger in exchange for the most trivial of aesthetic accuracies. - Julia Daniel, D5*

**Point of contact:**

Garen Checkley

[GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)

*This letter is personally coordinated by Garen Checkley, not by any group or non-profit. I'm just a resident who cares about this!*

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Elliot Stahr](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Hare, Emma \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Tuesday, February 25, 2025 3:18:00 PM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**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.

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

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---

**From:** Elliot Stahr <elliotrstahr@gmail.com>

**Sent:** Tuesday, February 25, 2025 11:00 AM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>

**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

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SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

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- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
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- **Comfort and health** – reducing indoor noise, air, and increasing wildfire-caused smoke pollution shouldn't be a pricey luxury
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With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

Elliot Stahr, District 9

**From:** [Linda vW](#)  
**To:** [Carroll, John \(BOS\)](#)  
**Subject:** The window replacement rule makes it impossible for us to fix the leaks  
**Date:** Tuesday, February 18, 2025 3:10:53 PM

---

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

Dear Mr. Carroll and Planning Commission,

We have a hundred-year-old house with original windows that leak like a sieve. They had rotted right through in places, so we had them repaired and rebuilt two years ago, and they still leak like a sieve. They are damaging the surrounding wood and rotting the plaster on the interior walls below them. They are ruining the varnish on the floors despite mopping up with towels any time it rains. We can't afford to heat the house; the windows are like open holes.

This rule makes it impossible for us to maintain our house. Please change it so that we can afford new windows that mesh but are not exact copies or made of wood.

Thank you,

Linda von Wartburg

**From:** [Carroll, John \(BOS\)](#)  
**To:** ["Julia Daniel"](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [MelgarStaff \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: please support window reform legislation - File #241021  
**Date:** Tuesday, February 18, 2025 10:55:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

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

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-

[Board of Supervisors File No. 241021](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

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---

**From:** Julia Daniel <jdaniel860@gmail.com>

**Sent:** Monday, February 17, 2025 6:20 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>

**Subject:** please support window reform legislation - File #241021

---

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

Dear Board of Supervisors, Planning Commissioners, and Staff,

Thank you for your attention to Supervisor Melgar's proposed legislation on window replacement reform, file #241021. I'm writing as a tenant to urge you to support this legislation for the sake of health and well-being, affordability, and sustainability.

Window replacement is legitimately a serious habitability issue for many residents of San Francisco. My apartment is full of wood-framed bay windows that are extremely leaky and don't fit well in the frames, and some of the frames exhibit signs of damage or decay. When sitting next to our closed windows on a windy day, you can literally feel a cold breeze through our living room. A couple winters ago we were unable to get the temperature of the living room above 61 degrees even with all the heaters blasting on max and our heavy curtains pulled closed. Our landlord is obligated to provide a home that meets habitability standards and he wants to replace our windows, but his hands are essentially tied because the process is so arduous, the cost is unreasonable, and few suppliers can perform this type of window replacement. His only possible solution on any reasonable timeline was to replace our heaters, and now our energy bills have increased and the new system still struggles to keep up. We're pouring money and energy out the cracks in our windows all winter, and in the summer I worry that any bad wildfire season will fill our apartment with smoke because our windows can't seal, and we'll have no safe place to retreat to. The current window policies pose a financial burden and a health danger in exchange for the most trivial of aesthetic accuracies.

The SF General Plan's housing element rightly emphasizes affordability, health, and climate resilience as key city priorities - not ogees and muntins. This legislation offers a clear step toward each of these goals:

- 
- 
- **Affordability:**
  - reducing costs to homeowners for maintenance and upgrades for damaged or poorly-insulating windows; reducing heating costs for tenants and owner-residents
- 
- 
- **Health:**
  - protecting residents from air pollution, pollen / allergens, noise pollution, and wildfire smoke crises
- 
- 
- **Climate resilience:**
  - reducing energy wastage from poorly-insulated windows; protecting residents from increasing frequency of major smoke and poor-air-quality events due to climate

change



I hope that future legislation will also extend flexibility in window replacement to buildings categorized in historical class A for the same reasons; these buildings, too, having living, breathing residents who love their Victorians for what they are but also deserve to live in safe, healthy, well-insulated, climate-resilient homes. Our building has everything from smart-lock button entry panels, to present-day political signs, to half-height expandable window screens visible from the outside. It's clearly not a museum, but a beautifully maintained living space that also evolves with its residents and with technology, while remaining true to the historical spirit of our neighborhood and city. Trading away the ogees on our windows won't change that - it will just allow those of us with truly problematic windows to make our spaces safer, more comfortable, and more affordable to live in.

Although it doesn't cover all homes that need it, this policy is a step in the right direction for San Francisco, and I urge you in the strongest terms to support it.

Sincerely,  
Julia Daniel, D5



**From:** [Carroll, John \(BOS\)](#)  
**To:** [Léo Grimaldi; CPC-Commissions Secretary](#)  
**Cc:** [Hare, Emma \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Support for window permitting reform - BOS File No. 241021  
**Date:** Monday, February 10, 2025 10:28:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

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



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---

**From:** Léo Grimaldi <leo.grimaldi.fr@gmail.com>  
**Sent:** Friday, February 7, 2025 5:27 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>  
**Subject:** Support for window permitting reform

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

Hey there,

I'd like to express support for the new [legislation](#) introduced to make it easier to replace windows in residential properties in San Francisco, which is scheduled to be voted on by the Planning Commission on February 26<sup>th</sup>.

We moved into an old & noisy apartment on 24th street in 2023. We have been blocked from upgrading the 25+ year old double-hung vinyl windows to modern clad-wood casement windows, even though we don't live in a historic building or in a historic district.

In the long run, we hope that San Francisco can learn from modern cities like Paris, Barcelona (or even New York!) and start actively & systematically eliminating car traffic within the city -- especially on commercial promenades like Valencia or 24th Street. In the meantime, we'd just like to be able to upgrade our windows to reduce the noise pollution.

The proposed legislation is a great example for cutting red tape in SF, eliminating unnecessary friction & restrictions, and thereby encouraging people to invest in upgrading older buildings across our city. It's a step in the right direction, keep going!

Cheers,  
Léo

**From:** [Carroll, John \(BOS\)](#)  
**To:** "Misha Tsukerman"; [CPC-Commissions Secretary](#)  
**Cc:** [Hare, Emma \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Support for Window Replacement Reform at Planning Commission - BOS File No. 241021  
**Date:** Friday, February 7, 2025 9:11:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

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



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---

**From:** Misha Tsukerman <misha.tsukerman@gmail.com>  
**Sent:** Wednesday, February 5, 2025 10:42 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>  
**Subject:** Support for Window Replacement Reform at Planning Commission

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Hello,

I am a D8 resident and writing in to voice my support for Supervisor Melgar's legislation to allow for window replacements to be done with modern materials. At issue is whether the City cares more about climate change and energy efficiency or whether it wants to be a museum frozen in amber.

It is simply more important that people be able to replace their windows with modern materials that are better insulated, cheaper, and longer lasting than it is to maintain a minor part of our aesthetic charm. I am frankly skeptical that anyone outside of architecture nerds will notice and those folks can still use wooden windows if they want!

It would be terrible policy to value aesthetics over energy efficiency and we need to be ok with this kind of change (likely among others) if we're going to take our obligations to fight climate change seriously.

Please support Supervisor Melgar's legislation in this respect.

--

Misha Tsukerman

email: [misha.tsukerman@gmail.com](mailto:misha.tsukerman@gmail.com)

cell: (650) 867-6443

**From:** [Carroll, John \(BOS\)](#)  
**To:** "Karen Boudreaux"; [CPC-Commissions Secretary](#)  
**Cc:** [MelgarStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Window Replacement Reform at Planning Commission - BOS File No. 241021  
**Date:** Tuesday, February 4, 2025 10:04:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

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

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



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

From: Karen Boudreaux <karen@haloafarms.com>  
Sent: Monday, February 3, 2025 12:47 PM  
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>  
Subject: Window Replacement Reform at Planning Commission

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To Whom it May Concern:

This matter is long overdue for reform. San Francisco, the City I love, that used to be small enough that it took care of it's inhabitants, is a JOKE now. Please just get this small thing done. Our supervisor, Ms Melgar, is pointing the way. Just follow.

Thank you,  
Karen

-----  
Karen Boudreaux  
Haloa Farms

415-846-4056

[karen@haloafarms.com](mailto:karen@haloafarms.com)

[https://url.avanan.click/v2/r01/\\_\\_\\_www.haloafarms.com\\_\\_\\_YXAzOnNmZHQyOmE6bzpmZmU1MGEwZDhjNDY2N2lyOGZiMGY2ZTZiOGZlYzBjYzo3OjJiMwQ6MzE4NTIxNGZhNDc1MwM3Y2VINjc1MDQ5NTk1YmIzZDNmYjYyMzdmOTNkYjk0Yzc5YzI2NTRiZWU5N2FIZWVjZDpwOkY6Tg](https://url.avanan.click/v2/r01/___www.haloafarms.com___YXAzOnNmZHQyOmE6bzpmZmU1MGEwZDhjNDY2N2lyOGZiMGY2ZTZiOGZlYzBjYzo3OjJiMwQ6MzE4NTIxNGZhNDc1MwM3Y2VINjc1MDQ5NTk1YmIzZDNmYjYyMzdmOTNkYjk0Yzc5YzI2NTRiZWU5N2FIZWVjZDpwOkY6Tg)

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Timothy Peacock](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [Hare, Emma \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Window modernization legislation - BOS File No. 241021  
**Date:** Tuesday, February 4, 2025 10:04:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

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



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---

**From:** Timothy Peacock <tim.peacock@gmail.com>

**Sent:** Monday, February 3, 2025 11:37 AM

**To:** [CPC-Commissions Secretary](#) <commissions.secretary@sfgov.org>; [Carroll, John \(BOS\)](#) <john.carroll@sfgov.org>; [Ionin, Jonas \(CPC\)](#) <jonas.ionin@sfgov.org>; [Board of Supervisors \(BOS\)](#) <board.of.supervisors@sfgov.org>; [Hillis, Rich \(CPC\)](#) <rich.hillis@sfgov.org>; [Hare, Emma \(BOS\)](#) <emma.hare@sfgov.org>

**Subject:** Window modernization legislation

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sources.

Hello,

I am deeply concerned by the delay in this legislation's progress due to clerical errors. San Francisco residents deserve the opportunity to use modern materials to keep their homes warm, dry, and fight climate change.

Continued intransigence against clear public needs by a minority interested in preserving a rotten status quo represents the worst of San Francisco politics. Please listen to the city's voters and move this legislation forward.

Thank you,  
Tim



**From:** [Hillis, Rich \(CPC\)](#)  
**To:** [Timothy Peacock](#); [CPC-Commissions Secretary](#); [Carroll, John \(BOS\)](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hare, Emma \(BOS\)](#)  
**Subject:** Re: Window modernization legislation  
**Date:** Monday, February 3, 2025 11:58:03 AM

---

Hello Tim:

I apologize for the delay. We had the case ready to go, but we erred in neglecting to properly notice the legislative item. We re-calendared the item for the earliest possible date (February 27th) given the noticing requirements. We look forward to hearing the legislation. Again, my apologies for our error and the delay.

Many thanks, Rich

---

**From:** Timothy Peacock <tim.peacock@gmail.com>  
**Sent:** Monday, February 3, 2025 11:37 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Hare, Emma (BOS) <emma.hare@sfgov.org>  
**Subject:** Window modernization legislation

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Hello,

I am deeply concerned by the delay in this legislation's progress due to clerical errors. San Francisco residents deserve the opportunity to use modern materials to keep their homes warm, dry, and fight climate change.

Continued intransigence against clear public needs by a minority interested in preserving a rotten status quo represents the worst of San Francisco politics. Please listen to the city's voters and move this legislation forward.

Thank you,  
Tim

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Rich Quarles; CPC-Commissions Secretary](#)  
**Cc:** [Melgar, Myrna \(BOS\); Low, Jen \(BOS\); Chen, Chyanne \(BOS\); Sciammas, Charlie \(BOS\); Mahmood, Bilal \(BOS\); Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Reforming San Francisco's Window Standards - BOS File No. 241021  
**Date:** Tuesday, February 4, 2025 10:04:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

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



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---

**From:** Rich Quarles <rich@glasscanopy.com>  
**Sent:** Monday, February 3, 2025 11:32 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** Reforming San Francisco's Window Standards

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

I'm writing about the upcoming legislation to reform SF's window standards. While I'm very supportive of the concept in general, I'm very disappointed that it leaves out older homes such as Victorians which are by default considered category A. This is at least 15% of the homes across SF.

I'm trying to raise 4 kids on Fell street. I don't understand why the city makes it prohibitively expensive to upgrade my 100 year+ windows to modern ones that can keep out noise, pollution, and cold air. Why is the city drafting a law that will allow virtually all of the homeowners in the Sunset, Seacliff, and other areas with relatively new homes to affordably replace their windows but excludes older homes... homes that need the window upgrades much more?

These regulations add tens of thousands of dollars *per house* for minute cosmetic issues that are literally invisible to the average person.

Please modify this otherwise sensible legislation to include Category A historic homes.

Thank You,  
Rich Quarles

**From:** [Carroll, John \(BOS\)](#)  
**To:** [meredith osborn](#)  
**Cc:** [Hare, Emma \(BOS\)](#); [MelgarStaff \(BOS\)](#); [CPC-Commissions Secretary](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Feb. 6 Public Comment - Window Replacement Reform - BOS File No. 241021  
**Date:** Thursday, January 30, 2025 10:51:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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---

**From:** meredith osborn <meredith.osborn@gmail.com>

**Sent:** Wednesday, January 29, 2025 2:39 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>

**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>

**Subject:** Feb. 6 Public Comment - Window Replacement Reform

---

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

Dear Planning Commissioners,

I write to strongly support revisions to the Planning Code to allow easier, less expensive, and more efficient window replacement. Having had to replace my front windows twice on busy streets (7th Avenue and Irving Street), I can tell you that window replacement is a significant affordability and quality of life issue for San Franciscans. Having modern windows benefits our children, our environment, and our streetscape. Installing modern fiberglass windows allowed my children to grow up on Irving Street without the added noise and air pollution caused by the heavy traffic and lightrail vehicles passing by their windows everyday. Our triple-paned windows also reduced our environmental impact in terms of heating and cooling our home. It is expensive enough to live in San Francisco - let's not add the burden of maintaining antique windows to the load. This is one important way we can help keep working families in the city.

Thank you,

Meredith

---

1266 7th Avenue

San Francisco, CA 94122

(617) 784-3219

[meredith.osborn@gmail.com](mailto:meredith.osborn@gmail.com)

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Garen Checkley](#)  
**Cc:** [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [Hare, Emma \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** FW: Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)  
**Date:** Thursday, January 30, 2025 10:51:00 AM  
**Attachments:** [Re File Number 241021 Modernize San Francisco's Window Replacement Standards.pdf](#)  
[image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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---

**From:** Garen Checkley <garencheckley@gmail.com>

**Sent:** Wednesday, January 29, 2025 10:23 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>

**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>

**Subject:** Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I am submitting the attached PDF community letter urging your support of Supervisor Melgar's proposed legislation (File Number 241021) on behalf of 35 residents, 5 community organizations (further representing thousands of SF residents), and 5 Nov 2024 supervisorial candidates.**

Thank you  
Garen Checkley on behalf of the individual and organizational signatories

~~~~~

*The community letter is also pasted below:*

~

**Subject: Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements**

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**We urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- 
-

70%

- of SF's occupied homes were built before 1960.

- 

- 

- 

- [56%](#)

- of occupied homes in San Francisco use fossil fuels for heating.

- 

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

We urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- 

- 

- **Equity**

- – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- 

- 

- 

- **Climate –**

- the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see

- 

- 

- 

- **Comfort**

- – reducing air and noise pollution shouldn't be a pricey luxury



- 
- 
- **Leave aesthetics to property owners – we**
- think it should be the property owners decision to invest in historic aesthetics, not a City mandate
- 

With these principles in mind, We request the following modifications:

- 1.
- 2.
3. **Allow choice in window-frame materials.**
4. We believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like
5. decarbonization or electrification.
- 6.
- 7.
- 8.
9. **Remove aesthetic standards, like ogees and muntin requirements.**
10. Let property owners be the ones to decide how their windows look. Just because
11. a window was designed in a certain way decades ago doesn't mean it has to be that way forever. We want to live in a city, not a museum!
- 12.

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

We request a change in priorities: We want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

*Organizations:*

[San Francisco Tenants Union](#)

[San Francisco League of Conservation Voters](#)

[Sierra Club San Francisco Group](#)

[350 San Francisco](#)

[SF Climate Emergency Coalition](#)

*Individuals:*

Garen Checkley, D8

K. Parikh, D8

Krishna Regmi, D9

Alex B., D5

Joshua Saltsman, D10

Cedric Bermond, D2

Carrina Dong, D8

K. Xu, D8

Jules Landry-Simard, D8

Timothy Peacock, D8

Mario A Ramirez, D8

Bret Madhvani, D8

Mark Supinski, D9

James Cortez, D9

Sabina T., D2

M. McLean, D9

Karl Yang, D5

Kieran Farr, D9

Sarah Boudreau, D1

Charles Whitfield, D2

Brian Reyes, D4

C. Bardine, D6

Stephen A., D8

James Handy, D5

T. Hu, D5

Ruth S., D1

Tomas Vorel, D5

Joyce C., D11

Dave Tucker, D7

Meg A., D9

K. Sadowsky, D11

Alvin Jen, D7

David I. , D1

Kristina Pappas, D9

Nancy Haber, D7

*Public Figures / Politicians*

Danny Sauter, Supervisor District 3

Jackie Fielder, Supervisor District 9

Trevor Chandler, Supervisor Candidate for District 9, 2024

Bilal Mahmood, Supervisor District 5

Autumn Looijen, Supervisor Candidate for District 5, 2024

~

Select individual above have offered anecdotes explaining why they feel strongly about this issue:

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but its a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

*I have 5 leaky wooden street-facing windows that no longer close and I cannot afford to replace with approved windows. My house is 30 feet up a hill but the standards are so prescriptive that I'm required to spend thousands on ogees that no one can see from the street. - Mario A Ramirez, D8*

*I had to replace the front windows to meet code. Coming from Europe, I was shocked I couldn't find any triple pane windows that met the SF code and it cost me about \$24K to replace 7 windows that are impractical and energy (and sound) inefficient. As a dual citizen who grew up in Europe: this regulation makes no sense as this locks a market for sub-par windows vs. what is standard in other countries (Europe, Asia). From an aesthetics point of view, had I been in Europe, I could easily have found better quality windows that would maintain the integrity of the local style. To make it worse, front-facing windows are by definition facing the street, and therefore poor insulation means not only poor thermals, but also poor sound dampening. - Cedric Bermond, D2*

*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and should be gone. Let homeowners make aesthetic decisions in*

*their own home!* - James Cortez D9

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the environment, and simply punishing home owners. Furthermore the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

~~~

Community open letter URL:

<https://docs.google.com/document/d/1WqM1VmRKYlcvSbhlwOwhu1u4TzUnSc6qTTjser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley ([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

This letter is also available online [here](#) (full URL at end)

To: john.carroll@sfgov.org, Commissions.Secretary@sfgov.org, jonas.ionin@sfgov.org,  
Board.of.Supervisors@sfgov.org, rich.hillis@sfgov.org

**Subject: Re File Number 241021: Modernize San Francisco’s Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements**

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**We urge you to simplify and improve San Francisco’s Window Replacement Standards by supporting [Supervisor Melgar’s proposed legislation](#) (File Number 241021).**

SF’s current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF’s occupied homes were built before 1960.
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**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

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[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

We urge you to improve San Francisco’s Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn’t be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, We request the following modifications:

1. **Allow choice in window-frame materials.** We believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

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The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

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Karl Yang, D5  
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Sarah Boudreau, D1  
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Nancy Haber, D7

*Public Figures / Politicians (signed in Oct-Nov 2024)*

Danny Sauter, Supervisor District 3  
Jackie Fielder, Supervisor District 9  
Trevor Chandler, Supervisor Candidate for District 9, 2024  
Bilal Mahmood, Supervisor District 5  
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~~~~

Community open letter URL:

<https://docs.google.com/document/d/1WqM1VmRKYIcvSbhlwOwhu1u4TzUnSc6qTTjser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley ([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Moses Graubard](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Charlie Sciammas](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Myrna Melgar's window replacement legislation - BOS File No. 241021  
**Date:** Wednesday, January 29, 2025 10:39:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**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.

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

***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:** Moses Graubard <moses.graubard@gmail.com>

**Sent:** Wednesday, January 29, 2025 6:48 AM

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

**Subject:** Myrna Melgar's window replacement legislation

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

Dear John,

In the spirit of the times, and out of goodwill to your fellow S.F. residents, please make it easier and cheaper to replace our windows!

Thanks so much,

Moses Graubard

1443 12th Ave, San Francisco, CA 94122

**From:** [Elizabeth Smith](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Tuesday, January 28, 2025 9:27:49 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you Elizabeth Smith Fong, District 4 (94116)

**From:** [Charles Whitfield](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re: File Number 241021: Sierra Club supports Modernizing Window Standards  
**Date:** Tuesday, January 28, 2025 8:00:56 AM  
**Attachments:** [Sierra Club supports Modernizing Window Standards.pdf](#)

---

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

Please see attached a letter from the Sierra Club in support of File Number 241021, modernizing window standards.

Charles Whitfield  
Executive Committee Chair  
Sierra Club SF Group





January 28th, 2025

To: San Francisco Board of Supervisors,  
Planning Director Rich Hillis  
SF Planning Commission and Staff:

Re File Number 241021: San Francisco Sierra Club Support for Modernizing San Francisco's Window Replacement Standards

Dear San Francisco City Leaders,

I am writing on behalf of the over 6,000 members of the Sierra Club in San Francisco to urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).

San Francisco's current Window Standards make it expensive and cumbersome to upgrade homes to be more climate resilient. Higher efficiency windows offer better insulation which reduces the amount of energy necessary to heat homes. Most homes (70%) in San Francisco are old (built before 1960) and 56% of homes in San Francisco use fossil fuels for heating.

The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.

Making it cheaper and easier to upgrade windows is a critical step towards our city's ability to mitigate our climate impact by easing access to modern windows.

San Francisco's Climate Action Plan, published in 2021, states: *"As the majority of San Francisco housing was built before 1950, structural and weatherization upgrades such as windows and insulation also help protect people from earthquakes and climate hazards such as heat waves and wildfire smoke."*

We must prioritize climate-smart policies over aesthetics as we do our part to mitigate and adapt to climate change.

The Sierra Club values environmental justice: the current policy burdens renters and lower-wealth residents who are least able to afford upgrades. These communities are more

likely to live near freeways and experience noise and air pollution, further highlighting the importance of accessing lower-cost upgrades.

We urge you to support Supervisor Melgar's proposed legislation (File Number 241021) that allows more flexibility in window material upgrades. This is a no-brainer local policy improvement that helps homeowners, renters, and the climate.

Sincerely,

Charles Whitfield  
Chair, Executive Committee  
Sierra Club San Francisco Group

**From:** [Carrina Dong](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [MandelmanStaff \(BOS\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Saturday, January 25, 2025 9:09:29 AM

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

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**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

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I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

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- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
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- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

<p><b><i>These have publicly signed this open letter:</i></b></p>	<p><i><a href="#">Fill this form</a> to have your name/group sign this letter.</i></p> <p>Public Figures / Politicians</p> <p>Danny Sauter, Supervisor District 3          Jackie Fielder, Supervisor District 9          Trevor Chandler, Supervisor Candidate for District 9, 2024          Bilal Mahmood, Supervisor District 5          Autumn Looijen, Supervisor Candidate for District 5, 2024</p> <p>Individuals</p> <p>Garen Checkley, D8</p>
-------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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Alex B., D5  
Joshua Saltsman, D10  
Cedric Bermond, D2  
Carrina Dong, D8  
K. Xu, D8  
Jules Landry-Simard, D8  
Timothy Peacock, D8  
Mario A Ramirez, D8  
Bret Madhvani, D8  
Mark Supinski, D9  
James Cortez, D9  
Sabina T., D2  
M. McLean, D9  
Karl Yang, D5  
Kieran Farr, D9  
Sarah Boudreau, D1  
Charles Whitfield, D2  
Brian Reyes, D4  
C. Bardine, D6  
Stephen A., D8  
James Handy, D5  
T. Hu, D5  
Ruth S., D1  
Tomas Vorel, D5  
Joyce C., D11  
Dave Tucker, D7  
Meg A., D9  
K. Sadowsky, D11  
Alvin Jen, D7  
David I. , D1  
Kristina Pappas, D9

#### Organizations

San Francisco Tenants Union  
San Francisco League of Conservation Voters  
Sierra Club San Francisco Group

***These are brief  
anecdotes from***

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise*

**San Francisco residents, shared with their permission:**

*from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but its a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

*I have 5 leaky wooden street-facing windows that no longer close and I cannot afford to replace with approved windows. My house is 30 feet up a hill but the standards are so prescriptive that I'm required to spend thousands on ogees that no one can see from the street. - Mario A Ramirez, D8*

*I had to replace the front windows to meet code. Coming from Europe, I was shocked I couldn't find any triple pane windows that met the SF code and it cost me about \$24K to replace 7 windows that are impractical and energy (and sound) inefficient. As a dual citizen who grew up in Europe: this regulation makes no sense as this locks a market for sub-par windows vs. what is standard in other countries (Europe, Asia). From an aesthetics point of view, had I been in Europe, I could easily have found better quality windows that would maintain the integrity of the local style. To make it worse, front-facing windows are by definition facing the street, and therefore poor insulation means not only poor thermals, but also poor sound dampening. - Cedric Bermond, D2*

*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and*

*should be gone. Let homeowners make aesthetic decisions in their own home! - James Cortez D9*

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the environment, and simply punishing home owners. Furthermore the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't*

*be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

***Point of contact:***

Garen Checkley

[GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)

*This letter is personally coordinated by Garen Checkley, not by any group or non-profit. I'm just a resident who cares about this!*



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 10 Letters Regarding File No. 241021  
**Date:** Thursday, January 23, 2025 8:51:25 AM  
**Attachments:** [10 Letters Regarding File No. 241021.pdf](#)

---

Hello,

Please see attached 10 letters regarding **File No. 241021:**

Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings.

Regards,

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

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

**From:** [Sarah Boudreau](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:46:57 AM

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

Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners, and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings, and climate-smart decisions. These priorities are regressive, hurting renters most of all, and such policies further disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters' & homeowners' frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy

costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
Sarah Boudreau, District 1 resident & frustrated neighbor on a decarbonization journey in her own home!

**From:** [Sabina Tamówka](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 10:01:40 AM

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

Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**My name is Sabina. I am a District 2 homeowner. I am writing to urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all because these policies further disincentivize property owners to upgrade rental property windows.

As a District 2 homeowner, I want to replace my windows but am finding it cost prohibitive. I want to do the right thing for our climate and also for our tenants, but these onerous restrictions make it extremely difficult

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

**From:** [Alejandro Bancalari](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 11:51:20 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

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- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1.

**Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

2.

**Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

Alex Bancalari  
District 5

**From:** [Tomáš Vorel](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:17:51 PM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

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The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) (where my experience is featured) and [this opinion piece](#) articulate renters & homeowners frustrations.

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.



2.

**Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Tomas

**From:** [Jules Landry-Simard](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Saturday, January 11, 2025 1:17:54 PM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

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[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury

With these principles in mind, I request the following modifications:

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2.

**Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. Our city is wonderful because of its people, not because of the aesthetic of its windows, and making it more affordable and sustainable to live in this city should be our priority, not preserving each and everyone's house's "historic" character.

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Jules Landry-Simard, D8 Resident

**From:** [Josh Saltsman](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 8:51:29 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

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The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn't mentioned once. My home is a humble one compared to many across the city. I take great pride in its care and new windows would be an instrumentable step in reducing our heating burden as well as street noise. The current regulations do nothing to improve the aesthetics of my house; instead they just make it more difficult for me to live in my house and call this place home.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you  
Joshua Saltsman

**From:** [Eli Atkins](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 9:38:58 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Eli A and Sabina T, D8

**From:** [Mark Supinski](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:31 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

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Furthermore, we attach the same requirements or even more stringent ones than the national parks historic renovations program (which guarantees generous tax benefits in exchange for renovations). SF owners are getting stuck with these onerous and expensive regulations without the tax benefits to back them up. Leading many buildings to have substandard windows even though they would never qualify for the national program. This tax adds up to 1K+ to each window. Leaving non-wealthy homeowners unable to make this necessary upgrade to their homes.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.



I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum! This adds 600+ dollars per window. This is a tax on homeowners and renters.

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance. You are hurting not just homeowners but also tenants, whose landlords can not make these upgrades with the out of control cost of these now bespoke windows.

Thank you,

Mark Supinski  
District 9 - Mission

**From:** [Joanna Gubman](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:51 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
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With these principles in mind, I request the following modifications:

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**Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

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As a condominium owner and resident of a 1907 Victorian triplex in the Castro (zip code 94114, District 8) I request a change in priorities: I want to see accessibility, equity, climate, diversity, and comfort prioritized over traditional character and appearance.

Thank you,  
Joanna Gubman

**From:** [Kristina Pappas](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 17, 2025 3:20:18 PM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

The San Francisco League of Conservation Voters supports [Supervisor Melgar's proposed legislation](#) (File Number 241021) to simplify and improve San Francisco's Window Replacement Standards, and we urge you to support it as well.

Current City window standards are shortsighted, inadequate, and inefficient, and they create unnecessary burdens on residents. More thoughtful regulations could save residents money, improve health and comfort, while helping San Francisco reduce its climate and pollution impacts.

Thank you,

Kristina Pappas, President  
San Francisco League of Conservation Voters

--

Kristina Pappas  
415.812.3128

**From:** [Kristina Pappas](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 17, 2025 3:20:18 PM

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**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:51 AM

---

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**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

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I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

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- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – it should be the property owner's decision to invest in historic aesthetics, not a City mandate

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Thank you,  
Joanna Gubman



**From:** [Mark Supinski](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:31 AM

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Furthermore, we attach the same requirements or even more stringent ones than the national parks historic renovations program (which guarantees generous tax benefits in exchange for renovations). SF owners are getting stuck with these onerous and expensive regulations without the tax benefits to back them up. Leading many buildings to have substandard windows even though they would never qualify for the national program. This tax adds up to 1K+ to each window. Leaving non-wealthy homeowners unable to make this necessary upgrade to their homes.

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Thank you,

Mark Supinski  
District 9 - Mission

**From:** [Eli Atkins](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 9:38:58 AM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Eli A and Sabina T, D8

**From:** [Josh Saltsman](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 8:51:29 AM

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The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn't mentioned once. My home is a humble one compared to many across the city. I take great pride in its care and new windows would be an instrumentable step in reducing our heating burden as well as street noise. The current regulations do nothing to improve the aesthetics of my house; instead they just make it more difficult for me to live in my house and call this place home.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you  
Joshua Saltsman

**From:** [Jules Landry-Simard](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Saturday, January 11, 2025 1:17:56 PM

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[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

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2.

**Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. Our city is wonderful because of its people, not because of the aesthetic of its windows, and making it more affordable and sustainable to live in this city should be our priority, not preserving each and everyone's house's "historic" character.

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Jules Landry-Simard, D8 Resident

**From:** [Tomáš Vorel](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:17:51 PM

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Thank you

Tomas

**From:** [Alejandro Bancalari](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 11:51:20 AM

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Thank you,

Alex Bancalari  
District 5

**From:** [David Ingram](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Cc:** [ChanStaff \(BOS\)](#)  
**Subject:** Please modernize SF window replacement standards  
**Date:** Wednesday, January 8, 2025 6:51:13 PM

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Hi all -

I'm writing to comment on San Francisco's window replacement standards before the Feb. 6 Planning Committee meeting.

I'm a D1 resident. My partner and I recently bought our first condo, and it's freezing in half the home because the front-facing windows are the originals from 1909. These windows leak heat constantly, so much so that it's uncomfortable to have guests over and simply try to enjoy our living room.

We've gotten quotes to replace the windows, but given the city requirements, the cost to replace them is 4x what it would cost to purchase modern vinyl windows. It would be tens of thousands of dollars for a handful of windows. We're not rich. (I'm a union member and steward.) We feel lucky to live in the Richmond. But the cost of these replacement standards is a major burden.

The decisions made by homebuilders in 1909 — likely without nearly the thought that we're projecting onto them now — should not be a set of handcuffs forcing contemporary, middle class people to sit in cold living rooms. The current standards sacrifice energy efficiency during a climate emergency on the altar of ill-defined "character." And they force us to burn more methane (natural gas) than we should have to because the heat leaves our home so quickly. (We should also make it easier to electrify older homes.)

Thank you for your consideration.

David Ingram

**From:** [Timothy Peacock](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Modernize San Francisco's Window Replacement Standards by reducing Onerous Window-frame Material & Aesthetic Requirements (File Number 241021)  
**Date:** Thursday, January 9, 2025 1:36:47 PM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting Supervisor Melgar's proposed legislation (File Number 241021).

SF's current Window Standards make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.

I was quoted **\$27,000 to replace 6 windows with wood, and only \$11,000 to do with vinyl**. I checked: there are exactly no buildings on my block with consistent wooden windows facing the street. Forcing homeowners to use **archaic, uninsulated, rapidly degrading** wood serves no rational purpose. In an era where we need desperately to decarbonize--see the fires in LA--and make San Francisco livable, this legislation is a vital piece of making our city better.

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all policies further disincentivize property owners to upgrade rental property windows.

With these principles in mind, I request the following modifications:

Allow choice in window-frame materials. I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

Remove aesthetic standards, like ogees and muntin requirements. Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Timothy Peacock

home owner 553 Dolores Street San Francisco CA 94110



**From:** [Sarah Boudreau](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:46:57 AM

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

Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners, and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings, and climate-smart decisions. These priorities are regressive, hurting renters most of all, and such policies further disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters' & homeowners' frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy

costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
Sarah Boudreau, District 1 resident & frustrated neighbor on a decarbonization journey in her own home!

**From:** [Sabina Tamówka](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 10:01:40 AM

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

Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**My name is Sabina. I am a District 2 homeowner. I am writing to urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all because these policies further disincentivize property owners to upgrade rental property windows.

As a District 2 homeowner, I want to replace my windows but am finding it cost prohibitive. I want to do the right thing for our climate and also for our tenants, but these onerous restrictions make it extremely difficult

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

**From:** [Heiken, Emma \(BOS\)](#)  
**To:** [Bonnie Nugent](#)  
**Cc:** [Carroll, John \(BOS\)](#)  
**Subject:** Re: Replacement Window Debate  
**Date:** Thursday, October 24, 2024 3:31:12 PM

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Hello Bonnie,

Thank you for sharing your input. We will be sure to include it in the public record.

Sincerely,

**Emma Heiken Hare**

Legislative Aide

Office of Supervisor Myrna Melgar

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**From:** Bonnie Nugent <bknugent1231@gmail.com>

**Sent:** Sunday, October 20, 2024 11:32 AM

**To:** Low, Jen (BOS) <jen.low@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; Heiken, Emma (BOS) <emma.heiken@sfgov.org>; Farrah, Michael (BOS) <michael.farrah@sfgov.org>

**Cc:** danielle.echeverria@sfchronicle.com <danielle.echeverria@sfchronicle.com>

**Subject:** Replacement Window Debate

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

Dear Supervisor Melgar (by way of her staff),

I'm writing in response to the article by Danielle Echeverria in the SF Chronicle on October 20, 2024 appointing you as taking up the 'crusade' on window replacements in the city. I did read Ms. Echeverria's prior article and at the time I did not write to her to express some opposing views so I've opted to weigh in on the debate. Since you have apparently decided to take up this cause without any counterpoint being presented I have decided to take the time I should have taken before to bring another point of view to some very one-sided coverage. Let me start by saying that I am not opposed to streamlining and simplifying SF building permit issues altogether including with window replacements. However, I think you are listening to a narrow scope of people based on one man's story chronicled by Ms Echeverria with no actual investigation into the other side of the issue to have balance.

Ms. Escheverria's initial article was around Mr. Vorel's impatience with not getting his way as fast as he wanted. He bought a Victorian home in a city known for its Victorian homes. These homes are an integral part of the city's character and the charm that people find when they come to visit and choose to live. The initial rules, while admittedly are likely too complicated for the average person, were put in to protect the character of both the city and these fine homes of all styles of which we are just stewards during our time. They have been here before us and hopefully will remain after us. If Mr. Vorel did not want the responsibility of such a home, he should have purchased another style of home perhaps with newer construction and

more easy to deal with for someone in a throw away mindset.

The article states that Mr. Vogel did not have the patience to wait for the actually cheaper option of restoring the window and found windows with ogees impossible to get. I know the scarcity of ogee windows is not factual since I have replaced such in my 1934 non-victorian home in a matter of weeks. It sounds like Mr. Vorel likes to get things how he wants, when he wants. However, the rules came about because of the dearth of bad and cheap replacement windows being shoved into our city's beautiful homes ruining their character in many cases for years, the results of which can be seen around the city in all neighborhoods. All of our city carries historical significance whether it's a historical neighborhood or not.

Also not mentioned is the environmental impact of vinyl versus wood windows. I understand the energy issues but wood windows simply last longer and if maintained can have an 80 year plus life and are in fact more energy efficient according to some sources (although I grant you some sources are manufacturer biased as are they around vinyl windows). Some of the windows that homeowners can't wait to rip out are already nearing 100 years old and I'm not denying they may not have been maintained well and need replacement or care, they have lasted longer than many things in our world for a reason. The fact is that wood windows when maintained have a longer lifespan than vinyl windows which wind up in the landfill sooner and more often. I cite some articles here with some easy research for the counterpoints missing in the article:

[Wood vs. Vinyl Windows: What's the Difference?](#)

[Wood vs. Vinyl Windows: Which Are Better for Your Home?](#)

While I understand that energy efficiency is an issue, we are not talking a Dickens novel here with the mailigned 'drafty' wood windows invoked by the article while Tiny Tim sits around a coal fire. Materials and waste are also part of being part of the care of our planet and vinyl windows create more waste from chemically produced materials. They use therefore also has an environmental impact.

I also previously read Garen Checkly's Oped piece about his friend's issue with paying for quality replacement windows (where at least he did admit the article was about a friend) and I was equally appalled at his lack of counterpoint but it was an opinion piece albeit one I did not agree with. Ms. Echeverria attempts to pass her one man's issue piece as news coverage.

Finally, Ms. Echeverria cites a letter campaign asking officials to change their policy with 340 signatures. I think there are probably at least 340 people with a different opinion in a city the size of San Francisco. I urge you not to take up the mantle on a complete tear out of all rules which would not have any type of guidelines around window replacements. Building supplies are not cheap, but with older home ownership comes a responsibility for upkeep which is not always exactly how we want it. I urge you to consider the other side of this issue and not take a knee-jerk reaction to such biased reporting.

And before you ask if I'm practicing what I preach, attaching a picture of an *interior* window in my kitchen I replaced when I purchased my home which was in bad shape due to prior owners lack of upkeep. Note the dreaded ogees. I was able to get this custom sized window in 3 weeks at the time. Worth the cost to the warmth it brings my kitchen.

Thank you for your time to consider another viewpoint.

Sincerely,  
Bonnie Nugent

## Introduction Form

*(by a Member of the Board of Supervisors or the Mayor)*



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)  
*(Routine, non-controversial and/or commendatory matters only)*
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor  inquires..."
- 5. City Attorney Request
- 6. Call File No.  from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission       Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes                       No

*(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)*

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: