

File No. 241210

Committee Item No. 2

Board Item No. 9

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: April 14, 2025

Board of Supervisors Meeting:

Date: April 22, 2025

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance - VERSION 3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legislative Digest - VERSION 3
<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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Planning Commission Transmittal – April 2, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CEQA Determinations -April 1, and February 3, 2025</u>
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Prepared by: John Carroll

Date: April 10, 2025

Prepared by: John Carroll

Date: April 18, 2025

Prepared by:

Date:

[Planning Code - Notice for Housing Element Rezoning]

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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.

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

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

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 241210 and is incorporated herein by reference. The Board affirms this determination.

(b) On March 20, 2025, the Planning Commission, in Resolution No. 21706, 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 Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 241210, 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. 21706, 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. 241210 and is incorporated herein by reference.

8
9 Section 2. General Findings.

10 (a) San Francisco's Regional Housing Needs Allocation ("RHNA") in the current 2023-
11 2031 Housing Element cycle is 82,069 units over eight years (46,598 units of which must be
12 affordable to very low-, low-, and moderate-income households), which is more than 2.5 times
13 the allocation of the previous eight-year cycle. San Francisco will face significant challenges in
14 meeting this goal.

15 (b) To meet its RHNA obligation, the City is proposing to rezone large parts of San
16 Francisco to accommodate more units. The Planning Department's current proposal is called
17 the Expanding Housing Choice (Housing Element Rezoning Program), and available on the
18 Department's website.

19 (c) Despite the Planning Department's public outreach efforts, many property owners,
20 residents, and business owners of the properties that could be upzoned are either completely
21 unaware, or only vaguely aware, of the proposed Housing Element Rezoning Program.

22 (d) It is reasonable and in the public interest to enhance outreach and public notice to
23 property owners, residents, and business owners likely to be affected by the City's
24 prospective upzoning. Expanding the public's knowledge of the nature, scale, and reasonably
25 anticipated effects of the upzoning can help the public better understand and better adapt to

1 the proposed changes. This ordinance will serve those purposes by establishing procedures
2 for providing public notice of proposed increases in height limits and/or density limits pursuant
3 to the Planning Department's Housing Element Rezoning Program.

4
5 Section 3. Article 3 of the Planning Code is hereby amended by revising Section 333,
6 to read as follows:

7 **SEC. 333. PUBLIC NOTIFICATION PROCEDURES.**

8 (a) **Purpose.** The purpose of this ~~s~~Section 333 is to establish procedures for all
9 public notifications required by this Code, except for those requirements set forth in Section
10 311.

11 (b) **Applicability.** The requirements of this Section 333 shall apply to any hearing
12 before the Planning Commission, Historic Preservation Commission, and/or the Zoning
13 Administrator for which public notice is required in this Code, except that the requirements set
14 forth in Section 311 shall be applicable to certain applications as set forth in Section 311. The
15 Zoning Administrator shall determine the means of delivering all forms of public notice, in a
16 manner consistent with the Planning Commission's policy on notification, provided that the
17 requirements of this Section 333 are satisfied.

18 (c) **Notification Period.** For the purposes of this ~~s~~Section 333, the Notification
19 Period shall mean no fewer than 20 calendar days prior to the date of the hearing, or in the
20 case of a Building Permit Application a period of no fewer than 20 calendar days prior to any
21 Planning Department approval of the application.

22 (d) **Content of Notice.**

23 (1) All notices provided pursuant to this ~~s~~Section 333 shall have a format and
24 content determined by the Zoning Administrator, and shall at a minimum include the following:

25 (A) the address and block/lot number(s) of the subject project; and

1 (B) the Planning Department case number or Building Permit Application
2 number, as applicable, for the subject project; and

3 (C) the basic details of the project, including whether the project is a
4 demolition, new construction, alteration, or change of use; and basic details comparing the
5 existing and proposed conditions at the property including building height, number of stories,
6 dwelling unit count, number of parking spaces, and the use of the building; and

7 (D) instructions on how to access the online notice and plan sets for the
8 project, including how to obtain paper copies of the plan sets, and additional information for
9 any public hearings required by the Planning Code and for which public notification is required
10 for a development application: the date, time and location of the hearing; instructions for how
11 to submit comments on the proposed project to the hearing body; and an explanation as to
12 why the hearing is required.

13 (2) **Language Access.**

14 (A) All forms of public notice provided pursuant to this Section 333 shall
15 comply with the requirements of the Language Access Ordinance, Chapter 91 of the
16 Administrative Code, to provide vital information about the Department's services or programs
17 in the languages spoken by a Substantial Number of Limited English Speaking Persons, as
18 defined in Chapter 91.

19 (B) The notices required by this Section 333 shall contain the
20 information set forth in §subsection 333(d)(1) in the languages spoken by a Substantial Number
21 of Limited English Speaking Persons, as defined in Administrative Code Chapter 91.

22 (e) **Required Notices.** Except as provided in subsection ~~333(f)~~, all notices provided
23 pursuant to this ~~s~~Section 333 shall be provided in the following formats:

24 (1) **Posted Notice.** A poster or posters with minimum dimensions of 11 x 17
25 inches, including the content set forth in subsection ~~333(d)~~, shall be placed by the project

1 applicant at the subject property ~~and~~ for the entire duration of the Notification Period as set
2 forth herein. This notice shall be in addition to any notices required by the Building Code,
3 other City codes, or State law. One poster shall be required for each full 25 feet of each street
4 frontage of the subject property. For example, two posters would be required for a 50 foot
5 street frontage; three posters would be required for either a 75 foot frontage or a 99 foot
6 frontage. Multiple posters shall be spread along the subject street frontage as regularly as
7 possible. All required posters shall be placed as near to the street frontage of the property as
8 possible, in a manner to be determined by the Zoning Administrator that is visible and legible
9 from the sidewalk or nearest public right-of way. The requirements of this ~~S~~subsection
10 ~~333~~(e)(1) may be modified upon a determination by the Zoning Administrator that a different
11 location for the sign would provide better notice or that physical conditions make this
12 requirement impossible or impractical, in which case the sign shall be posted as directed by
13 the Zoning Administrator.

14 (2) **Mailed Notice.** Written notice with minimum dimensions of 5-1/2 x 8-1/2
15 inches, including the contents set forth in subsection ~~333~~(d), shall be mailed to all of the
16 following recipients in a timely manner pursuant to the Notification Period established herein:

17 (A) Neighborhood organizations that have registered with the Planning
18 Department, to be included in a list that shall be maintained by the Planning Department and
19 available for public review for the purpose of notifying such organizations of hearings and
20 applications in specific areas; ~~and~~

21 (B) Individuals who have made a specific written request ~~for~~ to be
22 notified of hearings and applications at a subject lot; and

23 (C) All owners and, to the extent practicable, occupants of properties,
24 within no less than 150 feet of the subject property, including the owner(s) and occupant(s) of
25 the subject property, including any occupants of unauthorized dwelling units. Names and

addresses of property owners shall be taken from the latest Citywide Assessor's Roll. Failure to send notice by mail to any such property owner where the address of such owner is not shown on such assessment roll shall not invalidate any proceedings in connection with such action. The Zoning Administrator shall determine the appropriate methodology for satisfying this requirement. If applicable State law requires notice to be provided in a different manner, such notice will be provided consistent with applicable State requirements.

(3) **Online Notice.** For the entire duration of the Notification Period established herein, the following notification materials shall be provided on a publicly accessible website that is maintained by the Planning Department:

(A) A digital copy formatted to print on 11 x 17 inch paper of the posted notice including the contents set forth in subsection ~~333~~(d) for the hearing or application; and

(B) Digital copies of any architectural and/or site plans that are scaled and formatted to print on 11 x 17 inch paper, are consistent with Plan Submittal Guidelines maintained and published by the Planning Department, and that describe and compare, at a minimum, the existing and proposed conditions at the subject property, the existing and proposed conditions in relationship to adjacent properties, and that may include a site plan, floor plans, and elevations documenting dimensional changes required to describe the proposal.

(f) **Notice of Hearings for Legislative Actions.** Notwithstanding the foregoing, for all hearings required for consideration of legislation, including but not limited to a Planning Code Amendment, Zoning Map Amendment, General Plan Amendment, or Interim Zoning Controls, an online notice shall be provided for the entire duration of the Notification Period established herein on a publicly accessible website that is maintained by the Planning Department, and shall include the date, time, and location of the hearing; the case number for the subject action; a general description of the subject and purpose of the hearing; and

1 instructions for how to contact the planner assigned to the case and provide comment to the
2 hearing body.

3 (1) Zoning Map Amendments and Interim Controls. Except as provided in subsection
4 (f)(2), ~~For~~ for any legislative proposal to reclassify property through a Zoning Map Amendment,
5 or to establish Interim Zoning Controls, if the area to be reclassified or the area in which the
6 interim controls are applicable is 30 acres or less in total area, excluding the area of public
7 streets and alleys, the information specified in this subsection (f) shall be provided in a mailed
8 notice consistent with the requirements of subsection ~~333~~(d), and the notices shall also
9 include a map or general description of the area proposed for reclassification or action. For
10 any legislative proposal to reclassify property through a Zoning Map Amendment, if the area
11 to be reclassified comprises a single development lot or site, the required information shall
12 also be provided in a posted notice consistent with the requirements of subsection ~~333~~(d).

13 (2) Housing Element Rezoning. This subsection (f)(2) applies to any legislative
14 proposal to reclassify property through a Planning Code amendment and/or Zoning Map amendment
15 intended to comply with the City's Housing Element obligation to create sufficient capacity, pursuant to
16 California Government Code Section 65583(c), as may be amended from time to time.

17 (A) For any such proposal, the Department shall provide 30 days mailed notice
18 consistent with the requirements of subsection (d). The mailed notice shall consist of a postcard or
19 similar mailer with minimum dimensions of 5.5 x 8.5 inches, and ~~that uses clear and legible fonts-a~~
20 minimum font size of 18 point for the header and 12 point for the content of the postcard. The
21 mailed notice shall include a website address and digital response code where the public can access
22 the following:

23 (i) A map of the Department's Draft Citywide Rezoning Proposal
24 showing all parcels to be reclassified with increased height and density limits.

1 (ii) Sample images showing representative A comparisons of the
2 proposed height and density limits to the existing height and density limits, including a general
3 depiction of the parcels proposed to be rezoned in the neighborhood.

4 (iii) A general description of the legislative process, information on how
5 to submit comments to the Planning Department or Commission, and how to obtain additional
6 information, and/or information on how to request a meeting with the Planning Department.

7 (iv) The mailed notice must include the following statement: “NOTICE
8 OF POTENTIAL REZONING OF HEIGHT AND/OR DENSITY: A proposed rezoning may increase the
9 height and/or density limits of your property or others in your neighborhood. Learn more by scanning
10 the QR Code or visit our website listed below. Information on the proposal is also available in person
11 at the Planning Department Counter, 2nd Floor, 49 South Van Ness Avenue.”

12 (B) Within 30 days of the effective date of the ordinance in Board File 241210,
13 enacting this subsection (f)(2), the Department shall maintain a website that includes: the map
14 referenced in subsection (f)(2)(A)(i); the mailed notice statement referenced in subsection (f)(2)(A)(iv);
15 an interactive function where users can compare the existing and proposed zoning by address; and
16 renderings showing the existing conditions along with images of the height and bulk of the potential
17 new development.

18 (C) In addition to the recipients listed in subsection (e)(2), the notice required
19 by this subsection (f)(2) shall be mailed to the property owners, residents, and commercial lessees, of
20 properties that are either within the areas subject to the proposed rezoning or within a distance of 300
21 feet of the exterior boundaries of such areas. Failure to send notice by mail to any such property
22 owner, resident, or commercial lessee shall not invalidate any proceedings in connection with the
23 rezoning.

24 (D) Notwithstanding subsection (g), the requirements of this subsection (f)(2)
25 may not be waived by the Zoning Administrator.

1 (g) **Elimination of Duplicate Notice.** The notice provisions of this Section 333 may
2 be waived by the Zoning Administrator for applications that have been, or prior to any
3 approval will be, the subject of an otherwise duly noticed public hearing before the Planning
4 Commission or Zoning Administrator, provided that the nature of work for which the
5 application is required is both substantially included in the hearing notice and was the subject
6 of the hearing.

7 (h) **Newspaper Notice.** If newspaper notice is required by applicable State law, the
8 City shall provide such newspaper notice.

9
10 Section 4. Effective Date. This ordinance shall become effective 30 days after
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
13 of Supervisors overrides the Mayor's veto of the ordinance.

14
15 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
16 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
17 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
18 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
19 additions, and Board amendment deletions in accordance with the "Note" that appears under
20 the official title of the ordinance.

21 APPROVED AS TO FORM:
22 DAVID CHIU, City Attorney

23 By: /s/ Austin Yang
24 AUSTIN M. YANG
Deputy City Attorney

25 n:\legana\as2024\2500183\01834355.docx

REVISED LEGISLATIVE DIGEST
(Amended in Committee, April 14, 2025)

[Planning Code - Notice for Housing Element Rezoning]

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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

For any legislative rezoning, Planning Code Section 333 requires the City to provide online notice, and newspaper notice. Depending on the size of the proposed rezoning, the City may also provide posted notice and/or mailed notice. Mailed notice includes: (a) the address and block/lot numbers, (b) the Planning Department case number, (c) the basic details of the project, including a comparison of the existing and proposed conditions at the property including building height, number of stories, dwelling unit count, number of parking spaces, and the use of the building, and (d) instructions on how to access the online notice and plan sets for the project, including how to obtain paper copies of the plan sets, and additional information for any public hearings required by the Planning Code and for which public notification is required for a development application. This notice includes the date, time and location of the hearing, instructions for how to submit comments on the proposed project to the hearing body, and an explanation as to why the hearing is required. Mailed notice is not required for rezoning proposals that would affect areas larger than 30 acres.

Under Planning Code 333, the Zoning Administrator may waive any duplicative notice requirements.

Amendments to Current Law

This ordinance would require mailed notice for the Housing Element rezoning, regardless of whether the rezoning is larger than 30 acres. It would also change the mailed notice requirement by modifying the recipient list to include notice to all property owners, residents and commercial lessees of all affected parcels and parcels within 300 ft of affected parcels. The ordinance would also require the department to send a mailers no less than 8.5 x 5.5 inches, with a website address and QR code where the public can access a map showing the parcels to be rezoned, a comparison of the proposed heights and densities to existing conditions, a general description of the legislative process, and specific language regard the rezoning proposal. The ordinance would also remove the Zoning Administrator's authority to waive the notice requirement as being duplicative of other code requirements. The City would still be required to provide online and newspaper notice.

Background Information

San Francisco's Regional Housing Needs Allocation ("RHNA") in the current 2023-2031 Housing Element cycle is 82,069 units over eight years (46,598 units of which must be affordable to very low-, low-, and moderate-income households), which is more than 2.5 times the allocation of the previous eight-year cycle. San Francisco will face significant challenges in meeting this goal. To meet its RHNA obligation, the City is proposing to rezone large parts of San Francisco to accommodate more units. The Planning Department's current proposal is called the Expanding Housing Choice (Housing Element Rezoning Program), and available on the Department's website.

On March 11, 2025, Supervisor Chan introduced a substitute legislation that included greater specificity regarding the mailer, and the website requirements.

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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

Date: March 19, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 241210
Planning Code - Notice for Housing Element Required Rezoning
– SUBSTITUTE VERSION 2

- ☒ 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 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
☒ Ordinance / Resolution
☐ Ballot Measure
4/1/2025 *Joy Navarrete*
- ☒ 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.


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

Date: December 26, 2024
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 241210
Planning Code - Notice for Housing Element Required Rezoning

- ☒ 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.
☒ Ordinance / Resolution
☐ Ballot Measure
2/3/2025 
- ☒ 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.

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: 2 Letters Regarding File No. 241210
Date: Thursday, April 17, 2025 12:08:35 PM
Attachments: [2 Letters Regarding File No. 241210.pdf](#)

Hello,

Please see below communication regarding **File No. 241210:**

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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,

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

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

From: [zrants](#)
To: [Lurie, Daniel \(MYR\)](#); [Board of Supervisors \(BOS\)](#)
Cc: [Chan, Connie \(BOS\)](#); [SherrillStaff](#); [SauterStaff](#); [EngardioStaff \(BOS\)](#); [MahmoodStaff](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Felder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [ChenStaff](#)
Subject: re: support for Ordinance # 241210, the "Right to Know"
Date: Wednesday, April 16, 2025 2:50:27 PM
Attachments: [PastedGraphic-1.png](#)
[4-16 Nortice Letter.pdf](#)

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



April 15, 2025

Dear Supervisor Chan,

Re: We at Coalition for San Francisco Neighborhoods support Ordinance # 241210, the "Right to Know"

Your work brings much-needed transparency and accountability to the process.

Thank you and commend you for brining forward the "Right to Know". We are pleased to see it made it through the Land Use and Transportation Committee.

Thanks also go out to Supervisors Fielder, Chen, Sherrill, and Walton for supporting the legislation. And to the Planning Commissioners who are well aware of the need to inform the public when large city-wide up-zoning changes are being considered. We need to inform the land owners, residents and local business owners who are living in the pathway of the changes so they will have time to plan for their future.

We are pleased to see the plans to address some option and possible remedies for small businesses at the April 17th Planning commission, where the small business community will present some of their ideas.

We have been watching the "Right to Know" legislation, arguments and comments carefully and note that there is some concern about paying for the notice.

Please take into account these two major sources for funding.

One is the city-funded public notice system that already has contracts with various city publications. This would be one more public notice to be published.

We are also aware that the city regularly pays lobbyists to push legislation through other channels such as the state legislature. Many of these bills do not require any lobbying to pass. Surely some of the lobbying funds could be used to inform the public what the city is doing that pertains to our need to know what is going on.

Thank you for standing up for the public's right to be informed and involved in the changes being contemplated for our city that we all live in and contribute to.

Sincerely,

Mari Eliza, CSFN Land Use and Transportation Chair, secretary@csfn.net

cc: Mayor Lurie, Full Board of Supervisors, and staff and clerk of the Board of Supervisors



April 15, 2025

Dear Supervisor Chan,

Re: We support Ordinance # 241210 The "Right to Know"

Your work brings much-needed transparency and accountability to the process.

Thank you and commend you for brining forward the "Right to Know". We are pleased to see it made it through the Land Use and Transportation Committee.

Thanks also go out to Supervisors Fielder, Chen, Sherrill, and Walton for supporting the legislation. And to the Planning Commissioners who are well aware of the need to inform the public when large city-wide up-zoning changes are being considered. We need to inform the land owners, residents and local business owners who are living in the pathway of the changes so they will have time to plan for their future.

We are pleased to see the plans to address some option and possible remedies for small businesses at the April 17th Planning commission, where the small business community will present some of their ideas.

We have been watching the "Right to Know" legislation, arguments and comments carefully and note that there is some concern about paying for the notice.

Please take into account these two major sources for funding.

One is the city-funded public notice system that already has contracts with various city publications. This would be one more public notice to be published.

We are also aware that the city regularly pays lobbyists to push legislation through other channels such as the state legislature. Many of these bills do not require any lobbying to pass. Surely some of the lobbying funds could be used to inform the public what the city is doing that pertains to our need to know what is going on.

Thank you for standing up for the public's right to be informed and involved in the changes being contemplated for our city that we all live in and contribute to.

Sincerely,

Mari Eliza, CSFN Land Use and Transportation Chair, secretary@csfn.net
cc: Mayor Lurie, Full Board of Supervisors, and staff and clerk of the Board of Supervisors

From: [Carroll, John \(BOS\)](#)
To: neighborhoodsunitsf@gmail.com
Cc: [Board of Supervisors \(BOS\)](#)
Subject: FW: Support for BOS LF No. 241210: Right to Know Rezoning Notification Ordinance
Date: Monday, April 14, 2025 4:24:54 PM
Attachments: [NeighborhoodsUnitedSF_Support_BOS241210_041425.pdf](#)
[image001.png](#)

Thank you for your comment letter.

By copy of this message to the board.of.supervisors@sfgov.org email address, your comments will be forwarded to the full membership of the Board of Supervisors. 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. 241210](#)

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: Neighborhoods United SF <neighborhoodsunitsf@gmail.com>
Sent: Monday, April 14, 2025 12:31 PM
To: MelgarStaff (BOS) <melgarstaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>
Cc: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Segal, Ned (MYR) <ned.segal@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>;

DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; FielderStaff <FielderStaff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Neighborhoods United - SF <neighborhoods-united-sf@googlegroups.com>

Subject: Support for BOS LF No. 241210: Right to Know Rezoning Notification Ordinance

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

Dear Chair Melgar, Supervisor Mahmood, and Supervisor Chen,

On behalf of Neighborhoods United SF — a coalition of over 50 neighborhood organizations across San Francisco — please find the attached letter in strong support of Supervisor Chan’s *Right to Know* legislation (BOS LF No. 241210), which would ensure direct notification to residents and small businesses impacted by major zoning changes.

We urge the Land Use and Transportation Committee to advance this essential transparency measure and consider the additional recommendations outlined in our letter regarding outreach, visualization tools, and Supervisor engagement.

A hard copy of this letter will also be provided in person at today’s hearing.

Thank you for your time and consideration.

Sincerely,
Lori Brooke
Neighborhoods United SF

April 14, 2025

Distributed via email & in-person at April 14 2025 Land Use and Transportation Committee

Land Use and Transportation Committee
San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: BOS LF No. 241210: Planning Code - Notice for Housing Element Rezoning

Dear Committee Chair Supervisor Melgar, Supervisor Mahmood and Supervisor Chen:

Every resident and business owner deserves to be fully informed about major land-use decisions that will reshape their neighborhoods.

As the Planning Department staff shared at the 4/10 Planning Commission hearing, Mayor Lurie's Upzoning & Density Decontrol Plan is a broad and sweeping change to San Francisco that will forever change our city. And yet, most residents are unaware of it.

Neighborhood United SF, which represents over 50 neighborhood organizations, requests your support for this "right to know" legislation, which would require clear and direct notification of height or density changes to property owners and those within 300 feet of affected parcels. This legislation was approved by the Planning Commission (Resolution 21706) with a 5-2 vote.

We are grateful to Supervisors Connie Chan, Chyanne Chen, Jackie Fielder, Shamann Walton, and Stephen Sherrill for their leadership in supporting this critical transparency measure.

We strongly recommend that the Land Use Commission fully support this legislation, and additionally, ask you to consider the following:

1. Planning Department Outreach:

The Planning Department should be required to develop and publish a new

comprehensive outreach plan to most impacted neighborhoods (at a minimum: Districts 1, 2, 3, 4, 5, 7, and 8).

The Planning Department publicly stated that last year's outreach was sufficient, but Planning Staff highlighted yesterday (4/10 commission hearing) that this plan - specifically the density decontrol represented by the light blue is a *significant change* from the prior map. The density decontrol is not a widely understood concept, and the huge swaths of light blue color on the map lead most people to think it was the background color - not a material change in zoning. Given the insufficient communication around the prior 4-plex and 6-plex legislation, a new and robust outreach effort is essential on Mayor Lurie's plan.

2. Effective Visualizations:

The Planning Department acknowledged yesterday the importance of creating visuals to help communicate the plan, and presented a few examples in the hearing. Commissioner Kathrin Moore reiterated yesterday that the Planning Department should use industry standard interactive 3D mapping to show true impacts of increased heights or density as many residents struggle to fully grasp the impact of proposed height or density zoning changes based on numbers alone.

Last year, neighborhood advocacy groups had to step in and develop their own renderings to show changes in massing and building heights. Even architects who are opposed to detailed renderings have suggested providing street views from 40 feet and shadow studies. Simply put, residents need to be able to visualize the breadth and scale of these changes.

3. Supervisor Outreach:

We commend the Supervisors who have been proactive at engaging with their constituents. Unfortunately that is not consistent across the districts. At a minimum, Supervisors in impacted districts (Districts 1, 2, 3, 4, 5, 7, and 8) should assist their constituents by notifying them about the upcoming upzoning plan, inviting them to relevant Planning Commission and Board of Supervisors hearings, and hosting at least one town hall in their district prior to the plan's approval by the Mayor.

We strongly urge the Land Use Commission to support Supervisor Chan's ordinance, along with the additional outreach and visualizations, to ensure full transparency in San Francisco's rezoning process.

Sincerely,
Lori Brooke
Neighborhoods United SF

cc:

Mayor Daniel Lurie
Ned Segal, Chief of Housing and Economic Development
SF Board of Supervisors
Rich Hillis, Director, Planning Department
Joshua Switzky, Deputy Director of Citywide Policy, Planning Department
Rachael Tanner, Director of Citywide Planning, Planning Department
Lisa Chen, Principal Planner, Planning Department
Trent Greenan, Senior Architect/Urban Designer, Planning Department
Jonas P. Ionin, Commission Secretary, Planning Department
All Neighborhoods United SF Partner Organizations:

Aquatic Park Neighbors
Barbary Coast Neighborhood Association
Catalysts for Local Control
Cathedral Hill Neighborhood Association
Coalition for San Francisco Neighborhoods
Cole Valley Improvement Association
Corbett Heights Neighbors
Cow Hollow Association
Cow Hollow-Marina Neighbors and Merchants
D2 United
D4ward
Diamond Heights Community Association
Dolores Heights Improvement Club
East Mission Improvement Association
Excelsior District Improvement Association
Forest Hill Association

Francisco Park Conservancy
Geary Boulevard Merchants and Property Owners Association
Golden Gate Heights Neighborhood Association
Golden Gate Valley Neighborhood Association
Greater West Portal Neighborhood Association
Haight Ashbury Neighborhood Council
Ingleside Terrace Homeowners Assoc
Jordan Park Improvement Association
Lakeside Property Owners Association
La Playa Park Coalition
La Playa Village
Laurel Heights Neighborhood Association
Lombard Hill Improvement Association
Lower Nob Hill Neighborhood Alliance *
Lower Polk Association *
Marina - Cow Hollow Neighbors and Merchants
Marina Community Association
Mid-Sunset Neighborhood Association
Midtown Terrace Homeowners Association
Miraloma Park Improvement Club
Mission Dolores Neighborhood Association
Nob Hill Association *
Noe Valley Council
North Beach Tenants Committee
Oceanview/Merced Heights/Ingleside - Neighbors in Action
Our Neighborhood Voices
Pacific Avenue Neighborhood Association
Parkmerced Action Coalition
Planning Association for the Richmond
Rincon Point Neighborhood Association
Russian Hill Community Association
Russian Hill Improvement Association
San Francisco Land Use Coalition
San Francisco Tenants Union
Save Our Amazing Richmond

Save Our Neighborhoods SF

Sensible D7

St. Francis Homes Association

Small Business Forward

Sunset Heights Association of Responsible People

Sunset-Parkside Education & Action Committee

Sunset United Neighbors

Telegraph Hill Dwellers

University Terrace Association

Waterfront Action Committee

Westwood Park Association

* Pending Approval of their Boards

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Communication for File No. 241210
Date: Monday, April 14, 2025 1:09:29 PM
Attachments: [Support Legislation on Public Noticing for SF Upzonings!.msg](#)
[Support Legislation on Public Noticing for SF Upzonings!.msg](#)
[Support Legislation on Public Noticing for SF Upzonings!.msg](#)
[Support Legislation on Public Noticing for SF Upzonings!.msg](#)
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[Support Legislation on Public Noticing for SF Upzonings!.msg](#)
[Support Legislation on Public Noticing for SF Upzonings!.msg](#)

Dear Supervisors,

Please see the attached communications for File No. 241210.

Thank you,

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

From: [Luna Gomez](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Monday, April 14, 2025 10:27:42 AM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Luna Gomez
lunamagico@yahoo.com
760 18th Ave
San Francisco, California 94121

From: [Alicia Lopez-Torres](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Monday, April 14, 2025 10:11:47 AM

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Legislative Aide San Francisco Board of Supervisors,

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Thank you.

Alicia Lopez-Torres
111aliciag@gmail.com
2770 HARRISON ST
San Francisco, California 94110

From: [Maya Koneval](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Monday, April 14, 2025 9:22:21 AM

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Legislative Aide San Francisco Board of Supervisors,

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Thank you.

Maya Koneval
mayakoneval@gmail.com
35 TACOMA ST
SAN FRANCISCO, California 94118

From: [Anastasia Yovanopoulos](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Saturday, April 12, 2025 3:42:28 PM

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

Legislative Aide San Francisco Board of Supervisors,

Support Legislation on Public Noticing for SF Upzonings!

Hello,

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Thank you.

Sincerely,

Anastasia Yovanopoulos

D# 8 resident

Anastasia Yovanopoulos
shashacooks@yahoo.com
3718 24th st
sf, California 94114

From: [Pam Lee](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Saturday, April 12, 2025 6:46:14 AM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

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I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Pam Lee
ptlee14@gmail.com
781 16th Ave
San Francisco, California 94118

From: [Gary Gregerson](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Friday, April 11, 2025 6:23:34 PM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

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I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Gary Gregerson
dmfeelings@yahoo.com
328 Hyde St #7
San Francisco, California 94109

From: [Fay Darmawi](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Friday, April 11, 2025 5:17:30 PM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

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I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Fay Darmawi
faydarmawi@gmail.com
641 Chestnut Street
San Francisco, California 94133-2362

From: [Tracy Rosenberg](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Friday, April 11, 2025 4:11:48 PM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

We are a concerned community organization writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Tracy Rosenberg
tracy@media-alliance.org
2830 20th Street, Suite 201
San Francisco, California 94110

From: [Erick Arguello](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Friday, April 11, 2025 2:13:44 PM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

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Thank you.

Erick Arguello
eriq94110@aol.com
1065 Hampshire St.
San Francisco, California 94110

From: [Teddy Gomes](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Friday, April 11, 2025 10:40:10 AM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

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Thank you.

Teddy Gomes
teddywalls@gmail.com
16 Gladys St Apt A
San Francisco, California 94110

From: [Jonathan Meade](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Wednesday, April 9, 2025 10:13:55 PM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

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Thank you.

Jonathan Meade
juandelosperros@gmail.com
228 18th avenue
san francisco, California 94121

From: mike33sf@yahoo.com
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Wednesday, April 9, 2025 4:38:46 PM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

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As a citizen planner I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

mike33sf@yahoo.com
PO BOX 420846
SAN FRANCISCO, California 94142-0846

From: [Eleanore Fernandez](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Wednesday, April 9, 2025 2:41:44 PM

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

Legislative Aide San Francisco Board of Supervisors,

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Thank you.

Eleanore Fernandez
elfernaio@gmail.com
100 Bush Street
San Francisco, California 94104

April 14, 2025

Distributed via email & in-person at April 14 2025 Land Use and Transportation Committee

Land Use and Transportation Committee
San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: BOS LF No. 241210: Planning Code - Notice for Housing Element Rezoning

Dear Committee Chair Supervisor Melgar, Supervisor Mahmood and Supervisor Chen:

Every resident and business owner deserves to be fully informed about major land-use decisions that will reshape their neighborhoods.

As the Planning Department staff shared at the 4/10 Planning Commission hearing, Mayor Lurie's Upzoning & Density Decontrol Plan is a broad and sweeping change to San Francisco that will forever change our city. And yet, most residents are unaware of it.

Neighborhood United SF, which represents over 50 neighborhood organizations, requests your support for this "right to know" legislation, which would require clear and direct notification of height or density changes to property owners and those within 300 feet of affected parcels. This legislation was approved by the Planning Commission (Resolution 21706) with a 5-2 vote.

We are grateful to Supervisors Connie Chan, Chyanne Chen, Jackie Fielder, Shamann Walton, and Stephen Sherrill for their leadership in supporting this critical transparency measure.

We strongly recommend that the Land Use Commission fully support this legislation, and additionally, ask you to consider the following:

1. Planning Department Outreach:

The Planning Department should be required to develop and publish a new

comprehensive outreach plan to most impacted neighborhoods (at a minimum: Districts 1, 2, 3, 4, 5, 7, and 8).

The Planning Department publicly stated that last year's outreach was sufficient, but Planning Staff highlighted yesterday (4/10 commission hearing) that this plan - specifically the density decontrol represented by the light blue is a *significant change* from the prior map. The density decontrol is not a widely understood concept, and the huge swaths of light blue color on the map lead most people to think it was the background color - not a material change in zoning. Given the insufficient communication around the prior 4-plex and 6-plex legislation, a new and robust outreach effort is essential on Mayor Lurie's plan.

2. Effective Visualizations:

The Planning Department acknowledged yesterday the importance of creating visuals to help communicate the plan, and presented a few examples in the hearing. Commissioner Kathrin Moore reiterated yesterday that the Planning Department should use industry standard interactive 3D mapping to show true impacts of increased heights or density as many residents struggle to fully grasp the impact of proposed height or density zoning changes based on numbers alone.

Last year, neighborhood advocacy groups had to step in and develop their own renderings to show changes in massing and building heights. Even architects who are opposed to detailed renderings have suggested providing street views from 40 feet and shadow studies. Simply put, residents need to be able to visualize the breadth and scale of these changes.

3. Supervisor Outreach:

We commend the Supervisors who have been proactive at engaging with their constituents. Unfortunately that is not consistent across the districts. At a minimum, Supervisors in impacted districts (Districts 1, 2, 3, 4, 5, 7, and 8) should assist their constituents by notifying them about the upcoming upzoning plan, inviting them to relevant Planning Commission and Board of Supervisors hearings, and hosting at least one town hall in their district prior to the plan's approval by the Mayor.

We strongly urge the Land Use Commission to support Supervisor Chan's ordinance, along with the additional outreach and visualizations, to ensure full transparency in San Francisco's rezoning process.

Sincerely,
Lori Brooke
Neighborhoods United SF

cc:

Mayor Daniel Lurie
Ned Segal, Chief of Housing and Economic Development
SF Board of Supervisors
Rich Hillis, Director, Planning Department
Joshua Switzky, Deputy Director of Citywide Policy, Planning Department
Rachael Tanner, Director of Citywide Planning, Planning Department
Lisa Chen, Principal Planner, Planning Department
Trent Greenan, Senior Architect/Urban Designer, Planning Department
Jonas P. Ionin, Commission Secretary, Planning Department
All Neighborhoods United SF Partner Organizations:

Aquatic Park Neighbors
Barbary Coast Neighborhood Association
Catalysts for Local Control
Cathedral Hill Neighborhood Association
Coalition for San Francisco Neighborhoods
Cole Valley Improvement Association
Corbett Heights Neighbors
Cow Hollow Association
Cow Hollow-Marina Neighbors and Merchants
D2 United
D4ward
Diamond Heights Community Association
Dolores Heights Improvement Club
East Mission Improvement Association
Excelsior District Improvement Association
Forest Hill Association

Francisco Park Conservancy
Geary Boulevard Merchants and Property Owners Association
Golden Gate Heights Neighborhood Association
Golden Gate Valley Neighborhood Association
Greater West Portal Neighborhood Association
Haight Ashbury Neighborhood Council
Ingleside Terrace Homeowners Assoc
Jordan Park Improvement Association
Lakeside Property Owners Association
La Playa Park Coalition
La Playa Village
Laurel Heights Neighborhood Association
Lombard Hill Improvement Association
Lower Nob Hill Neighborhood Alliance *
Lower Polk Association *
Marina - Cow Hollow Neighbors and Merchants
Marina Community Association
Mid-Sunset Neighborhood Association
Midtown Terrace Homeowners Association
Miraloma Park Improvement Club
Mission Dolores Neighborhood Association
Nob Hill Association *
Noe Valley Council
North Beach Tenants Committee
Oceanview/Merced Heights/Ingleside - Neighbors in Action
Our Neighborhood Voices
Pacific Avenue Neighborhood Association
Parkmerced Action Coalition
Planning Association for the Richmond
Rincon Point Neighborhood Association
Russian Hill Community Association
Russian Hill Improvement Association
San Francisco Land Use Coalition
San Francisco Tenants Union
Save Our Amazing Richmond

Save Our Neighborhoods SF

Sensible D7

St. Francis Homes Association

Small Business Forward

Sunset Heights Association of Responsible People

Sunset-Parkside Education & Action Committee

Sunset United Neighbors

Telegraph Hill Dwellers

University Terrace Association

Waterfront Action Committee

Westwood Park Association

* Pending Approval of their Boards

From: [Carroll, John \(BOS\)](#)
To: neighborhoodsunitsf@gmail.com
Cc: [Board of Supervisors \(BOS\)](#)
Subject: FW: Support for BOS LF No. 241210: Right to Know Rezoning Notification Ordinance
Date: Monday, April 14, 2025 4:24:00 PM
Attachments: [NeighborhoodsUnitedSF_Support_BOS241210_041425.pdf](#)
[image001.png](#)

Thank you for your comment letter.

By copy of this message to the board.of.supervisors@sfgov.org email address, your comments will be forwarded to the full membership of the Board of Supervisors. 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. 241210](#)

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: Neighborhoods United SF <neighborhoodsunitsf@gmail.com>
Sent: Monday, April 14, 2025 12:31 PM
To: MelgarStaff (BOS) <melgarstaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>
Cc: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Segal, Ned (MYR) <ned.segal@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>;

DorseyStaff (BOS) <DorseyStaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; FielderStaff <FielderStaff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Neighborhoods United - SF <neighborhoods-united-sf@googlegroups.com>

Subject: Support for BOS LF No. 241210: Right to Know Rezoning Notification Ordinance

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

Dear Chair Melgar, Supervisor Mahmood, and Supervisor Chen,

On behalf of Neighborhoods United SF — a coalition of over 50 neighborhood organizations across San Francisco — please find the attached letter in strong support of Supervisor Chan’s *Right to Know* legislation (BOS LF No. 241210), which would ensure direct notification to residents and small businesses impacted by major zoning changes.

We urge the Land Use and Transportation Committee to advance this essential transparency measure and consider the additional recommendations outlined in our letter regarding outreach, visualization tools, and Supervisor engagement.

A hard copy of this letter will also be provided in person at today’s hearing.

Thank you for your time and consideration.

Sincerely,
Lori Brooke
Neighborhoods United SF

April 14, 2025

Distributed via email & in-person at April 14 2025 Land Use and Transportation Committee

Land Use and Transportation Committee
San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: BOS LF No. 241210: Planning Code - Notice for Housing Element Rezoning

Dear Committee Chair Supervisor Melgar, Supervisor Mahmood and Supervisor Chen:

Every resident and business owner deserves to be fully informed about major land-use decisions that will reshape their neighborhoods.

As the Planning Department staff shared at the 4/10 Planning Commission hearing, Mayor Lurie's Upzoning & Density Decontrol Plan is a broad and sweeping change to San Francisco that will forever change our city. And yet, most residents are unaware of it.

Neighborhood United SF, which represents over 50 neighborhood organizations, requests your support for this "right to know" legislation, which would require clear and direct notification of height or density changes to property owners and those within 300 feet of affected parcels. This legislation was approved by the Planning Commission (Resolution 21706) with a 5-2 vote.

We are grateful to Supervisors Connie Chan, Chyanne Chen, Jackie Fielder, Shamann Walton, and Stephen Sherrill for their leadership in supporting this critical transparency measure.

We strongly recommend that the Land Use Commission fully support this legislation, and additionally, ask you to consider the following:

1. Planning Department Outreach:

The Planning Department should be required to develop and publish a new

comprehensive outreach plan to most impacted neighborhoods (at a minimum: Districts 1, 2, 3, 4, 5, 7, and 8).

The Planning Department publicly stated that last year's outreach was sufficient, but Planning Staff highlighted yesterday (4/10 commission hearing) that this plan - specifically the density decontrol represented by the light blue is a *significant change* from the prior map. The density decontrol is not a widely understood concept, and the huge swaths of light blue color on the map lead most people to think it was the background color - not a material change in zoning. Given the insufficient communication around the prior 4-plex and 6-plex legislation, a new and robust outreach effort is essential on Mayor Lurie's plan.

2. Effective Visualizations:

The Planning Department acknowledged yesterday the importance of creating visuals to help communicate the plan, and presented a few examples in the hearing. Commissioner Kathrin Moore reiterated yesterday that the Planning Department should use industry standard interactive 3D mapping to show true impacts of increased heights or density as many residents struggle to fully grasp the impact of proposed height or density zoning changes based on numbers alone.

Last year, neighborhood advocacy groups had to step in and develop their own renderings to show changes in massing and building heights. Even architects who are opposed to detailed renderings have suggested providing street views from 40 feet and shadow studies. Simply put, residents need to be able to visualize the breadth and scale of these changes.

3. Supervisor Outreach:

We commend the Supervisors who have been proactive at engaging with their constituents. Unfortunately that is not consistent across the districts. At a minimum, Supervisors in impacted districts (Districts 1, 2, 3, 4, 5, 7, and 8) should assist their constituents by notifying them about the upcoming upzoning plan, inviting them to relevant Planning Commission and Board of Supervisors hearings, and hosting at least one town hall in their district prior to the plan's approval by the Mayor.

We strongly urge the Land Use Commission to support Supervisor Chan's ordinance, along with the additional outreach and visualizations, to ensure full transparency in San Francisco's rezoning process.

Sincerely,
Lori Brooke
Neighborhoods United SF

cc:

Mayor Daniel Lurie
Ned Segal, Chief of Housing and Economic Development
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Rich Hillis, Director, Planning Department
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Sunset-Parkside Education & Action Committee

Sunset United Neighbors

Telegraph Hill Dwellers

University Terrace Association

Waterfront Action Committee

Westwood Park Association

* Pending Approval of their Boards

From: [Carroll, John \(BOS\)](#)
To: stephenjontorres@gmail.com
Cc: [Board of Supervisors \(BOS\)](#)
Subject: FW: 2025.04.14.2025 Letter to SF BOS Land Use Re: Conditional Use & Upzoning Notice Changes
Date: Monday, April 14, 2025 4:24:00 PM
Attachments: [2025.04.14.2025 Letter to SF BOS Land Use Re: Conditional Use & Upzoning Notice Changes.pdf](#)
[image001.png](#)

Thank you for your comment letter.

By copy of this message to the board.of.supervisors@sfgov.org email address, your comments will be forwarded to the full membership of the Board of Supervisors. I will include your comments in the file for these two ordinance matters.

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: Stephen Torres <stephenjontorres@gmail.com>
Sent: Monday, April 14, 2025 11:11 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Low, Jen (BOS) <jen.low@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: 2025.04.14.2025 Letter to SF BOS Land Use Re: Conditional Use & Upzoning Notice Changes

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

Good morning Clerk Carroll,

Please be in receipt of this Letter to the Land Use Committee of the San Francisco Board of Supervisors regarding Item No.s 1 and 2 on today's agenda.

As always, thanks so much for your work and time.

Best,

Stephen Torres

Stephen Torres
3158 Mission Street, Apartment No. 3
San Francisco, California 94110

April 14, 2025

The Land Use Committee of the San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Good afternoon Chairperson Melgar and Members of the San Francisco Board of Supervisors
Land Use Committee,

I am writing in regard to Item Numbers 1 and 2 in today's agenda.

On Item 1, I ask that you not approve the rescinding of the conditional use authorization for formula retail on Van Ness Avenue in between Broadway and Redwood Street.

On Item 2, I ask that you approve the amendment to require notice of rezoning intended to comply with the Housing Element law.

The reasoning behind both of these requests is simple. In the times we are living in, we are currently seeing the power and voice of the people consistently eroded through unilateral orders and legislation acting on behalf of special interest. As a city that purports to uplift the voice of the people, it would be a contradiction to both remove their ability to inform the kind of business that matches and cultivates the ecosystem of any business corridor in this city or to deprive them of the notice of the drastic and sweeping changes as proposed by the rezoning plan.

Specific to Item 1, in light of the unstable and disingenuous nature of formula retail in today's market and its capricious relationship with our city, this change for this kind of retail does not make economic sense. It is also seemingly and singularly supportive to the rezoning of Van Ness Avenue by not taking into account the valuable local businesses already there and only erodes their protections when they need them the most. It more or less secures the right of formula retail over mom and pop, and fast forwards to the inevitable outcome of rezoning on local small business by unfettering the restrictions on the only businesses that will be able to afford retail space in new developments: corporations.

Specific to Item 2, I would like to thank Supervisor Chan for introducing this amendment as it displays her understanding of her role as Supervisor to inform her constituents and all San Franciscans of possible major changes to our City and give them transparency, understanding, and at least some ability to determine what happens in their community.

I know that the Members of this Committee and the entire Board of Supervisors are always cognizant that they not only serve at the discretion of the people of the City and County of San Francisco, but also in compliance with the laws of the State of California, and indeed, our Nation. I also understand that striking a balance between these may, at times, prove difficult, especially with mandates that are onerous and specious in nature or act against the will of the

people by design. I strongly urge, however, that the balance fall in favour of the people. An informed and consenting people are not an impediment to progress.

Sincerely,

Stephen Torres
District 9 Resident and Legacy Business Worker

Cc:
Angela Calvillo, Clerk of the San Francisco Board of Supervisors

From: [RL](#)
To: [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#); [Lurie, Daniel \(MYR\)](#); [Segal, Ned \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [FelderStaff](#); [Waltonstaff \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Chen, Lisa \(CPC\)](#); [Carroll, John \(BOS\)](#); [SON-SF SaveOurNeighborhoodsSF](#)
Subject: Support for BOS LF No. 241210: Right to Know Rezoning Notification Ordinance
Date: Monday, April 14, 2025 1:29:03 PM
Attachments: [CONNIE CHAN LAND USE COMM NOTIFICATION 4-14-25.pdf](#)

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

Dear Chair Melgar, Supervisor Mahmood, and Supervisor Chen,

On behalf of SON-SF ~ Save Our Neighborhoods SF — please find the attached letter in strong support of Supervisor Chan’s *Right to Know* legislation (BOS LF No. 241210), which would ensure direct notification to residents and small businesses impacted by major zoning changes.

We urge the Land Use and Transportation Committee to advance this essential transparency measure and consider the additional recommendations outlined in our letter regarding outreach, visualization tools, and Supervisor engagement.

A hard copy of this letter will also be provided in person at today’s hearing.

Thank you for your time and consideration.

Sincerely,

Renee Lazear
SON-SF ~ Save Our Neighborhoods SF

April 14, 2025

Distributed via email April 14, 2025 - Land Use and Transportation Committee

Land Use and Transportation Committee
San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: BOS LF No. 241210: Planning Code - Notice for Housing Element Rezoning

Dear Committee Chair Supervisor Melgar, Supervisor Mahmood and Supervisor Chen:

Every resident and business owner deserves to be fully informed about major land-use decisions that will reshape their neighborhoods.

As the Planning Department staff shared at the 4/10 Planning Commission hearing, Mayor Lurie's Upzoning & Density Decontrol Plan is a broad and sweeping change to San Francisco that will forever change our city. And yet, most residents are unaware of it. Save Our Neighborhoods SF requests your support for this "right to know" legislation, which would require clear and direct notification of **height or density changes** to property owners and those within 300 feet of affected parcels. This legislation was approved by the Planning Commission (Resolution 21706) with a 5-2 vote.

We are grateful to Supervisors Connie Chan, Chyanne Chen, Jackie Fielder, Shamann Walton, and Stephen Sherrill for their leadership in supporting this critical transparency measure.

We strongly recommend that the Land Use Commission fully support this legislation, and additionally, ask you to consider the following:

1. Planning Department Outreach: The Planning Department should be required to **develop and publish a new comprehensive outreach plan** to most impacted neighborhoods (at a minimum: Districts 1, 2, 3, 4, 5, 7, and 8).

The Planning Department publicly stated that last year's outreach was sufficient, but Planning Staff highlighted yesterday (4/10 commission hearing) that this plan - specifically the density decontrol represented by the light blue is a **significant change** from the prior map. The density decontrol is not a widely understood concept, and the huge swaths of light blue color on the map lead most people to think it was the background color - not a material change in zoning. Given the insufficient communication around the prior 4-plex and 6-plex legislation, a new and robust outreach effort is essential on Mayor Lurie's plan.

2. Effective Visualizations: The Planning Department acknowledged yesterday the importance of creating visuals to help communicate the plan and presented a few examples in the hearing. **Commissioner Kathrin Moore** reiterated yesterday that the Planning Department should use industry standard **interactive 3D mapping to show true impacts of increased heights or density** as many residents struggle to fully grasp the impact of proposed height or density zoning changes based on numbers alone.

Last year, neighborhood advocacy groups had to step in and develop their own renderings to show changes in massing and building heights. Even architects who are opposed to detailed renderings have suggested providing street views from 40 feet and shadow studies. Simply put, residents need to be able to visualize the breadth and scale of these changes.

3. Supervisor Outreach: We commend the Supervisors who have been proactive at engaging with their constituents. Unfortunately, that is not consistent across the districts. At a minimum, Supervisors in impacted districts (Districts 1, 2, 3, 4, 5, 7, and 8) should assist their constituents by notifying them about the upcoming upzoning plan, inviting them to relevant Planning Commission and Board of Supervisors hearings, and hosting at least one town hall in their district prior to the plan's approval by the Mayor.

We strongly urge the Land Use Commission to support Supervisor Chan's ordinance, along with the additional outreach and visualizations, to ensure full transparency in San Francisco's rezoning process.

Sincerely,
Renee Lazear
SON-SF ~ Save Our Neighborhoods SF

cc:
Mayor Daniel Lurie
Ned Segal, Chief of Housing and Economic Development
SF Board of Supervisors
Rich Hillis, Director, Planning Department
Joshua Switzky, Deputy Director of Citywide Policy, Planning Department
Rachael Tanner, Director of Citywide Planning, Planning Department
Lisa Chen, Principal Planner, Planning Department
Trent Greenan, Senior Architect/Urban Designer, Planning Department
Jonas P. Ionin, Commission Secretary, Planning Department

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: SUPPORTING Land Use and Transportation Committee Meeting April 14, 2025 Agenda Item #2 [Planning Code - Notice for Housing Element Rezoning] File #241210
Date: Monday, April 14, 2025 12:49:09 PM

Dear Supervisors,

Please see the below communication from Eileen Boken.

Thank you,

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

From: aeboken <aeboken@gmail.com>
Sent: Sunday, April 13, 2025 10:13 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: SUPPORTING Land Use and Transportation Committee Meeting April 14, 2025 Agenda Item #2 [Planning Code - Notice for Housing Element Rezoning] File #241210

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

TO: Land Use and Transportation Committee members and full Board of Supervisors

FROM: Eileen Boken,
President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Land Use and Transportation Committee Meeting April 14, 2025 Agenda Item #2
[Planning Code - Notice for Housing Element Rezoning] File #241210

Position: SUPPORTING

SPEAK is supporting this legislation.

###

Sent from my Verizon, Samsung Galaxy smartphone

From: [Board of Supervisors \(BOS\)](#)
To: [Board of Supervisors \(BOS\)](#); [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: 3 Letters Regarding File No. 241210
Date: Monday, April 14, 2025 12:03:28 PM
Attachments: [3 Letters Regarding File No. 241210.pdf](#)

Hello,

Please see below communication regarding **File No. 241210:**

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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,

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

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

From: [Donna Howe](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support of Land Use and Transportation Committee requested for Supervisor Chan's Right To Know Legislation
Date: Monday, April 14, 2025 11:24:26 AM

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

Dear Supervisors,

Today, the Land Use and Transportation Committee will hear Supervisor Chan's Right To Know Legislation.

I hope I can count on each of you to support this legislation when it comes before you at the Land Use and Transportation Committee hearing today and when it comes before the full BOS.

Your constituents deserve this consideration. Transparency is absolutely essential in the conduct of all city business.

Sincerely,
Donna Howe
Resident of D7
85 Entrada Court, SF CA 94127

From: [Kathy Howard](#)
To: [MelgarStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [ChanStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Support for Neighborhood Notification in Housing Element Rezoning – Board File No. 241210
Date: Monday, April 14, 2025 9:22:51 AM
Attachments: [D4ward - Support Neighborhood Notification\[1\].docx](#)

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

Dear Supervisors,

D4ward is an economic & social justice advocacy group comprised of progressive activists in San Francisco's District 4. We urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new up-zoning map, proposing to change development rules throughout many of the City's neighborhoods. However, most residents and small businesses don't know that their building is going to be up-zoned. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the up-zonings know what's happening and understand how it affects their lives.

Sincerely,
Erica Zweig

Steering Committee Coordinator
Erica Zweig <ezweig07@att.net>



April 14, 2025

Dear Supervisors,

D4ward is an economic & social justice advocacy group comprised of progressive activists in San Francisco's District 4. We urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new up-zoning map, proposing to change development rules throughout many of the City's neighborhoods. However, most residents and small businesses don't know that their building is going to be up-zoned. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the up-zonings know what's happening and understand how it affects their lives.

Sincerely,
Erica Zweig

Steering Committee Coordinator
Erica Zweig <ezweig07@att.net>

From: [Stephen Torres](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Low, Jen \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Logan, Samantha \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: 2025.04.14.2025 Letter to SF BOS Land Use Re: Conditional Use & Upzoning Notice Changes
Date: Monday, April 14, 2025 11:11:55 AM
Attachments: [2025.04.14.2025 Letter to SF BOS Land Use Re Conditional Use & Upzoning Notice Changes.pdf](#)

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

Good morning Clerk Carroll,

Please be in receipt of this Letter to the Land Use Committee of the San Francisco Board of Supervisors regarding Item No.s 1 and 2 on today's agenda.

As always, thanks so much for your work and time.

Best,

Stephen Torres

Stephen Torres
3158 Mission Street, Apartment No. 3
San Francisco, California 94110

April 14, 2025

The Land Use Committee of the San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Good afternoon Chairperson Melgar and Members of the San Francisco Board of Supervisors
Land Use Committee,

I am writing in regard to Item Numbers 1 and 2 in today's agenda.

On Item 1, I ask that you not approve the rescinding of the conditional use authorization for formula retail on Van Ness Avenue in between Broadway and Redwood Street.

On Item 2, I ask that you approve the amendment to require notice of rezoning intended to comply with the Housing Element law.

The reasoning behind both of these requests is simple. In the times we are living in, we are currently seeing the power and voice of the people consistently eroded through unilateral orders and legislation acting on behalf of special interest. As a city that purports to uplift the voice of the people, it would be a contradiction to both remove their ability to inform the kind of business that matches and cultivates the ecosystem of any business corridor in this city or to deprive them of the notice of the drastic and sweeping changes as proposed by the rezoning plan.

Specific to Item 1, in light of the unstable and disingenuous nature of formula retail in today's market and its capricious relationship with our city, this change for this kind of retail does not make economic sense. It is also seemingly and singularly supportive to the rezoning of Van Ness Avenue by not taking into account the valuable local businesses already there and only erodes their protections when they need them the most. It more or less secures the right of formula retail over mom and pop, and fast forwards to the inevitable outcome of rezoning on local small business by unfettering the restrictions on the only businesses that will be able to afford retail space in new developments: corporations.

Specific to Item 2, I would like to thank Supervisor Chan for introducing this amendment as it displays her understanding of her role as Supervisor to inform her constituents and all San Franciscans of possible major changes to our City and give them transparency, understanding, and at least some ability to determine what happens in their community.

I know that the Members of this Committee and the entire Board of Supervisors are always cognizant that they not only serve at the discretion of the people of the City and County of San Francisco, but also in compliance with the laws of the State of California, and indeed, our Nation. I also understand that striking a balance between these may, at times, prove difficult, especially with mandates that are onerous and specious in nature or act against the will of the

people by design. I strongly urge, however, that the balance fall in favour of the people. An informed and consenting people are not an impediment to progress.

Sincerely,

Stephen Torres
District 9 Resident and Legacy Business Worker

Cc:
Angela Calvillo, Clerk of the San Francisco Board of Supervisors

From: [Thomas Schuttish](#)
To: [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Carroll, John \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#); [Chan, Connie \(BOS\)](#); [ChanStaff \(BOS\)](#)
Cc: [Flores, Veronica \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Subject: APRIL 14th Board File No. 241210 LUT
Date: Monday, April 14, 2025 10:10:00 AM
Attachments: [Screen Shot 2025-04-14 at 10.01.39 AM.png](#)
[Screen Shot 2025-04-14 at 10.01.51 AM.png](#)

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Dear Chair Melgar and Fellow Supervisors:

Please approve this file and move it on to the full Board.

Democracy requires that such a major change to Land Use in San Francisco receive wide-spread notice.

San Francisco property owners, tenants, and small business proprietors deserve this.

Please use the notice of Jury Service as a template for notification.

A card similar to this can contain the information your constituents need to know.

A card sent in the mail with a **red** highlight would get recipients attention.

Please see below.

Thank you.

Sincerely,

Georgia Schuttish



Superior Court Jury Services
County of San Francisco
400 McAllister Street, Jury Assembly Room 007
San Francisco, CA 94102-4512

Presorted
FIRST CLASS
U.S. POSTAGE
PAID
MAILED FROM
ZIPCODE 64108
PERMIT NO.
4280

OFFICIAL JURY DUTY NOTICE
Failure to respond can result in a fine, incarceration, or both. CCP 209.

Reporting Instructions



<https://juryapp.sftc.org>

*****SINGLE-PIECE 64108
JANE DOE
22 MARKET ST
SAN FRANCISCO, CA 94102-4233



(Postcard Summons Sample)



Juror Badge number: XXXXXXXX
Group Number: XXX Pin Number: XXXXXXXX



OFFICIAL JURY DUTY NOTICE

YOU HAVE BEEN SUMMONED FOR JURY SERVICE

Step 1. You are summoned for Jury Service during the week of May 10, 2021.

Step 2. You are on call for one week. Monday to Friday, and required to obtain reporting instructions every day during the service week.

Step 3. Starting at 4:30 p.m. on the Friday prior to your summons week, call 415-551-3608 or visit <https://juryapp.sftc.org> to obtain reporting instructions for your group number.

To request a postponement, excuse, or disqualification from jury service, visit <https://juryapp.sftc.org>

Reporting Instructions
<https://juryapp.sftc.org>
or scan QR code



DO NOT REPORT IN PERSON UNLESS INSTRUCTED TO DO SO.

➔ Bring this postcard with you if you are asked to report.

From: [Carroll, John \(BOS\)](#)
To: stanhayes1967@gmail.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [ChanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: FW: THD STRONG SUPPORT - Notice for Housing Element Rezoning (File No. 241210)
Date: Monday, April 14, 2025 9:46:00 AM
Attachments: [THD COMMENT LTR Notif Legis LUTC FINAL 4-13-25.pdf](#)
[image001.png](#)

Thank you for your comment letter.

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

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

-

[Board of Supervisors File No. 241210](#)

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: Stan Hayes <stanhayes1967@gmail.com>
Sent: Sunday, April 13, 2025 4:19 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: ChanStaff (BOS) <chanstaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Shamaan.Walton@sfgov.org
Subject: THD STRONG SUPPORT - Notice for Housing Element Rezoning (File No. 241210)

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

Dear Supervisors Melgar, Chen, and Mahmood,

On behalf of the Telegraph Hill Dwellers (THD), we are writing to express our **STRONG SUPPORT** for the above-cited Housing Element Rezoning Notice legislation co-sponsored by Supervisors Chan, Fielder, Walton, and Chen.

Please support this right-to-know legislation and recommend its approval to the full Board of Supervisors.

Sincerely,

Stan Hayes Nancy Shanahan

Co-Chairs, Planning & Zoning Committee
Telegraph Hill Dwellers

April 13, 2025

Supervisors Melgar, Chen, and Mahmood
Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689
Via email: john.carroll@sfgov.org



RE: STRONG SUPPORT – Notice for Housing Element Rezoning (File No. 241210)

Dear Supervisors Melgar, Chen, and Mahmood,

On behalf of the Telegraph Hill Dwellers (THD), we are writing to express our **STRONG SUPPORT** for the above-cited Housing Element Rezoning Notice legislation co-sponsored by Supervisors Chan, Fielder, Walton, and Chen.

Big changes are being proposed to San Francisco, upzoning changes that will affect major portions of the City. Neighborhoods may be at risk, with tens of thousands of parcels affected.

Yet, most people don't even know about these changes. Or, what they will mean for them, their family, their property, their home, and their neighborhood.

People deserve to know. The City owes a duty to tell them.

Please support this right-to-know legislation and recommend its approval to the full Board of Supervisors.

Sincerely,

Stan Hayes

Nancy Shanahan

Co-Chairs, Planning & Zoning Committee
Telegraph Hill Dwellers

cc: Supervisor Connie Chan, District 1 ChanStaff@sfgov.org
Supervisor Myrna Melgar, District 7 MelgarStaff@sfgov.org
Supervisor Chyanne Chen, District 11 ChenStaff@sfgov.org
Supervisor Bilal Mahmood, District 5 MahmoodStaff@sfgov.org
Supervisor Jackie Fielder, District 9 Jackie.Fielder@sfgov.org
Supervisor Shamaan Walton, District 10 Shamaan.Walton@sfgov.org

From: [Carroll, John \(BOS\)](#)
To: [anastasia Yovanopoulos](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [MahmoodStaff](#); [ChenStaff](#)
Subject: RE: Ordinance #241210- Notice for Housing Element Rezoning-
Date: Monday, April 14, 2025 9:46:00 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. 241210](#)

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: anastasia Yovanopoulos <shashacooks@yahoo.com>
Sent: Sunday, April 13, 2025 12:55 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>
Subject: RE: Ordinance #241210- Notice for Housing Element Rezoning-

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

RE: Ordinance #241210

Dear Land Use Committee Chair Melgar and members Chen and Mahmood,

The San Francisco Tenants Union concurs with Supervisor Chan and sponsors: Supervisors Fielder, Chen, Walton and Sherrill that "despite the Planning Department's public outreach efforts, many property owners, residents, and business owners of the properties that could be upzoned are either completely unaware, or only vaguely aware, of the proposed Housing Element Rezoning Program."

Therefore, we agree with the language and the concept of **Ordinance #241210** that "it is reasonable and in the public interest to enhance outreach and public notice to property owners, residents, and business owners likely to be affected by the City's prospective upzoning and that "expanding the public's knowledge of the nature, scale, and reasonably anticipated effects of the upzoning can help the public better understand and better adapt to the proposed changes. This ordinance will serve those purposes by establishing procedures for providing public notice of proposed increases in height limits and/or density limits pursuant to the Planning Department's Housing Element Rezoning Program."

The San Francisco Tenants Union recommends that the Land Use Committee forwards this Ordinance to the full BOS with a positive recommendation. Thank you.

Sincerely,
Anastasia Yovanopoulos, Coordinator
SF Tenants Union Land Use & Planning Watch Committee

.

From: [Carroll, John \(BOS\)](#)
To: "lgpetty"
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Yan, Calvin \(BOS\)](#)
Subject: RE: Land Use Committee April 14 Support for agenda Item #2 -- 241210 Housing Element PostCard Notification
Date: Monday, April 14, 2025 9:46:00 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. 241210](#)

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: lgpetty <lgpetty@juno.com>
Sent: Sunday, April 13, 2025 7:58 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Land Use Committee April 14 Support for agenda Item #2 -- 241210 Housing Element PostCard Notification

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

Dear Chair Melgar and Supervisors Chen and Mahmood,

Re: Monday April 14 LUC agenda item # 2 - 241210

I strongly urge you to support Supervisor Chan's proposed ordinance for public notification under the San Francisco Housing Element.

It is imperative that with a plan of such magnitude affecting large sections of the city, such as the Housing Element rezoning, that ALL communication methods be utilized to inform as many residents as possible.

Let's not assume that notifying certain neighborhood groups and organizations is a sufficient communication process, when their membership and reach is very limited. And let's not think it's sufficient or efficient to only hold a small number of "town halls," which are limited to one-sided presentations, with no real time for comment or questions from attendees, and whose "town hall" attendance is built from notifying the same small circle of groups. This results in a closed loop of informed residents, leaving out the majority of San Francisco residents/voters.

The information gap is widened when computer usage is incorrectly assumed to be universal. 25 percent of SF households do not have internet access or computers. The gap gets even wider when factoring in the reality that most computer/internet users don't spend their time checking City Hall agendas or websites for issues that might affect them.

The postcard notification process would not be invoked for individual projects or every little code change, as some opponents would have you fear.

Rather, at a time when democracy, equity, and inclusion are being drastically reduced on the national level, passing this ordinance would ensure their application in the process when such citywide life-changing residential zoning and land use matters are proposed in San Francisco.

City planning should be a collaborative process, not government by bureaucratic decree.

Change is effected and accepted more fairly if prior knowledge is shared widely, rather than hidden or closely held by selective groups, as is often the case at City Hall.

Please pass this measure in the name of good government, transparency, and democratic fairness.

Thank you.

Lorraine Petty
D2 resident

From: [Carroll, John \(BOS\)](#)
To: cdamkroger@hotmail.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#); [ChenStaff](#); [FielderStaff](#); [Walton, Shamann \(BOS\)](#); [ChanStaff \(BOS\)](#)
Subject: FW: 4/14/25 Land Use/2. 241210 Notice for Housing Element Rezoning]
Date: Monday, April 14, 2025 9:46:00 AM
Attachments: [2025 4 14 Land Use Right to know ltr.docx](#)
[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. 241210](#)

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: Courtney Damkroger <cdamkroger@hotmail.com>

Sent: Sunday, April 13, 2025 3:08 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>

Cc: FielderStaff <FielderStaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>

Subject: 4/14/25 Land Use/2. 241210 Notice for Housing Element Rezoning]

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

sources.

Please see the attached letter for this item.

Thank you

April 13, 2025

Supervisor Myrna Melgar
Supervisor Chyanne Chen
Supervisor Bilal Mahmood
Land Use and Transportation Committee

Distributed via email

Regarding: 241210, Planning Code - Notice for Housing Element Rezoning,

Dear Supervisors Melgar, Chen and Mahmood,

I write in support of the Notice for Housing Element Rezoning, also known as the Right to Know legislation. My appreciation to Supervisors Chan, Fielder, Walton and Chen for sponsoring this important bill.

Renters, homeowners, prospective new residents, business owners and all who call San Francisco home are invested in myriad ways in our neighborhoods, and have a right to know about the significant scale of the proposed rezoning making its way through our legislative process.

Challenges to notification such as the cost of mailing and/or added workload should not be insurmountable obstacles to informing citizens who may be personally impacted by the upzoning.

Thank you for the opportunity to comment.

Sincerely,
Courtney Damkroger

cc:
Supervisor Connie Chan
Supervisor Jackie Fielder
Supervisor Shamann Walton
John Carroll, Clerk

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: FW: Support for Neighborhood Notification in Housing Element Rezoning – Board File No. 241210
Date: Monday, April 14, 2025 8:54:55 AM

Hello,

Please see below communication regarding **File No. 241210:**

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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,

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

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

From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Monday, April 14, 2025 8:45 AM
To: MelgarStaff (BOS) <melgarstaff@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>; ChanStaff (BOS) <chanstaff@sfgov.org>; Chan,

Connie (BOS) <connie.chan@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>

Subject: Support for Neighborhood Notification in Housing Element Rezoning – Board File No. 241210

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Dear Supervisors,

As a long-time resident of San Francisco and a firm believer in the importance of public participation in our government, I support notification for legislative rezonings associated with the Housing Element, as outlined in Board File No. 241210.

San Francisco is now having to follow the state-mandated effort to up-zone neighborhoods across the city, even when this does not make sense either economically or in terms of the projected future population of the City. (I recommend listening to the excellent testimony from NUSF members at last Thursday's Planning Commission hearing to learn the facts that pertain to this issue.)

Nevertheless, here we are. Therefore, it is essential that property owners, tenants, small businesses, and commercial lessees are kept informed of the changes that will impact their homes and their livelihoods. Meaningful notification ensures that the people most directly affected by these changes to heights and density have the opportunity to understand, engage, and participate in shaping the city's future.

Yes, this will cost money. San Francisco spends a lot of money on projects that are, well, marginal to say the least. I am sure we can all name at least one (neck-downs?)

The public must be informed and encouraged to participate in government. This is especially important at this time, when we are facing the threat of an authoritarian government at the national level.

I urge you to adopt this legislation.

Thank you for your consideration.

Katherine Howard
Outer Sunset

From: [Carroll, John \(BOS\)](#)
To: president@westoftwinpeaks.org
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Yan, Calvin \(BOS\)](#)
Subject: FW: Transmittal for LU - Monday hearing, April 7 - BOS File No. 241210
Date: Friday, April 11, 2025 4:56:00 PM
Attachments: [Chan - Public notification leq v. 2.docx](#)
[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. 241210](#)

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: D M LaPointe <president@westoftwinpeaks.org>
Sent: Friday, April 11, 2025 4:20 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Low, Jen (BOS) <jen.low@sfgov.org>; Farrah, Michael (BOS) <michael.farrah@sfgov.org>
Subject: Transmittal for LU - Monday hearing, April 7

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

Please forward to the land use committee for their consideration.

--

Denise M. LaPointe
President
WTPCC



West of Twin Peaks Central Council

A Resource for Neighborhood Organizations West of Twin Peaks in San Francisco
since 1936

PO Box 27112
San Francisco, CA 94127

<http://www.westoftwinpeaks.org/>

Supervisor Connie Chan
Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

April 11, 2025

Re: Support for Neighborhood Notification in Housing Element Rezoning – Board File No. 241210

Dear Supervisor Chan,

On behalf of the West of Twin Peaks Central Council (WTPCC), we write in support of requiring direct neighborhood notification for legislative rezonings associated with the Housing Element, as outlined in Board File No. 241210. Our organization, composed of longstanding neighborhood associations from across San Francisco's west side, believes that fundamental tenets of good government—transparency, inclusion, and public trust—must guide the City's efforts to meet state housing obligations.

San Francisco is embarking on a significant, state-mandated effort to upzone neighborhoods across the city. While we acknowledge the legal imperative and recognize the goal of providing more housing, it is essential that property owners, tenants, and small businesses and commercial lessees are not left in the dark. Meaningful notification ensures that individuals most directly affected by these changes to heights and density have the opportunity to understand, engage, and participate in shaping the city's future.

We recognize that the scale of this effort—potentially affecting hundreds of thousands of properties—poses real fiscal and operational challenges. We encourage the Board to adopt the prudent taxpayer recommendation to allocate sufficient funding to cover the cost of mailed notices. Good government requires investment in civic trust.

We also support the additional recommendations from Planning to clarify the scope of the notice—focusing on properties directly proposed for upzoning and their immediate neighbors and people within a 300-foot radius and to provide flexibility on the format and content of notices while maintaining legibility and access. These common-sense changes balance transparency with practicality.

WTPCC believes that property owners have both rights and responsibilities in the planning process. Rezonings or changes that could substantially increase development potential should not proceed without deliberate and respectful notice to those impacted. In a fast-moving policy environment driven by state mandates, the City must not lose sight of the principle that residents deserve to be informed—and that their voices matter.

We urge you and your colleagues to adopt this legislation, incorporating constructive, taxpayer friendly amendments. Doing so will strengthen public confidence, ensure fair process, and reinforce the City's commitment to equity and engagement.

Thank you for your leadership.

Sincerely,

Denise LaPointe
President | WTPCC

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: 13 Letters regarding File No. 241210
Date: Thursday, April 10, 2025 2:00:03 PM
Attachments: [13 Letters regarding File No. 241210.pdf](#)

Hello,

Please see attached for 13 letters regarding File No. 241210.

File No. 241210: Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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. (Chan, Fielder, Walton, Chen)

Sincerely,

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

From: [Nina Block](#)
To: [CPC-Commissions Secretary](#); [Lurie, Daniel \(MYR\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Expanding Housing Choice plan
Date: Thursday, April 10, 2025 8:34:33 AM

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

Please reconsider this plan, especially for the Richmond District. It will change the character and aesthetics of the neighborhood for the worse, block sunlight and reduce green spaces, displace many small businesses and tenants living in rent controlled apartments and increase traffic congestion. It will not meet the need for affordable housing. The Richmond District does not have the infrastructure to support this kind of growth, especially water for firefighting and public transportation. The streets are already crowded with traffic and during rush hour and after school the buses are full. Any infrastructure issues, and also the possibility of people who do not want to sell their properties or vacate their homes being forced out by unfair tactics should be addressed before a plan is adopted.

Sincerely,

Nina Block

From: [Peter Stevens](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Wednesday, April 9, 2025 11:41:14 AM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Peter Stevens
Peterswordsstevens@gmail.com
1223 Kearny St
San Francisco, California 94133

From: [Theresa Flandrich](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Wednesday, April 9, 2025 10:47:39 AM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Theresa Flandrich
tmvonflandrich@gmail.com
21 Napier Lane
San Francisco, California 94133

From: [Matthew van Sprakelaar](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Tuesday, April 8, 2025 4:58:09 PM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Matthew van Sprakelaar
mattvansprakelaar@gmail.com
1305 Lyon St
San Francisco, California 94115

From: [Don Misumi](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Tuesday, April 8, 2025 4:18:54 PM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Don Misumi
don.misumi@gmail.com
426 7th ave
san francisco, California 94118

From: [Jason Wyman](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Tuesday, April 8, 2025 2:27:41 PM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Jason Wyman
queerlycomplex@gmail.com
2690 20th Street
San Francisco, California 94110

From: [Steve Leeds](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Monday, April 7, 2025 11:19:02 AM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member, a long time Sunset resident, writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I strongly urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Steve Leeds
sleeds@riseup.net
1205 5th Avenue
San Francisco, California 94122

From: [Anastasia Yovanopoulos](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Saturday, April 5, 2025 9:45:53 AM

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Legislative Aide San Francisco Board of Supervisors,

Support Legislation on Public Noticing for SF Upzonings!

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Anastasia Yovanopoulos

D #8 tenant

Anastasia Yovanopoulos
shashacooks@yahoo.com
3718 24th st
sf, California 94114

From: [Marie Sorenson](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Friday, April 4, 2025 6:26:47 PM

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Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you. Marie Sorenson

Marie Sorenson
mariesorenson@yahoo.com
1196 Hampshire Street
San Francisco , California 94110

From: noguera@everyactioncustom.com on behalf of [Hatun Noguera](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Urgent: Opposition to San Francisco Upzoning Proposal
Date: Friday, April 4, 2025 5:57:37 PM

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

Dear Board of Supervisors,

I am writing to express my strong opposition to the currently proposed blanket upzoning map for San Francisco. While the intent may be to address the affordable housing shortage, this plan risks fueling gentrification, leading to the demolition of existing affordable housing and the displacement of long-term residents and small businesses. Such changes threaten the unique identity and diversity of our neighborhoods.

The unchecked development of luxury condos will not only alter the city's historic and iconic landscapes but also push residential communities toward over development, making them less accessible to working families. Additionally, the increased density will strain infrastructure, worsen traffic congestion, and further reduce the affordability of housing for those who need it most.

I stand with Neighborhoods United SF in urging you to reconsider this approach. We must pursue alternative solutions that truly address the housing crisis without compromising the stability of our communities.

Thank you for your attention to this pressing issue. I appreciate your dedication to protecting the well-being of our city and its residents.

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From: [AnaChristina Arana](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Friday, April 4, 2025 10:36:46 AM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

AnaChristina Arana
anachristina@peoplepowermedia.org
1305 Lyon St, #1
San Francisco, California 94115

From: lisa.arjes@everyactioncustom.com on behalf of [Lisa Arjes](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Urgent: Opposition to San Francisco Upzoning Proposal
Date: Friday, April 4, 2025 9:04:26 AM

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

Dear Board of Supervisors,

I am writing to express my strong opposition to the currently proposed blanket upzoning map for San Francisco. While the intent may be to address the affordable housing shortage, this plan risks fueling gentrification, leading to the demolition of existing affordable housing and the displacement of long-term residents and small businesses. Such changes threaten the unique identity and diversity of our neighborhoods.

The unchecked development of luxury condos will not only alter the city's historic and iconic landscapes but also push residential communities toward overdevelopment, making them less accessible to working families. Additionally, the increased density will strain infrastructure, worsen traffic congestion, and further reduce the affordability of housing for those who need it most.

I stand with Neighborhoods United SF in urging you to reconsider this approach. We must pursue alternative solutions that truly address the housing crisis without compromising the stability of our communities.

Thank you for your attention to this pressing issue. I appreciate your dedication to protecting the well-being of our city and its residents.

Sincerely,
Lisa Arjes
San Francisco, CA 94122

From: [Teresa Palmer](#)
To: [BOS-Legislative Aides](#)
Subject: Support Legislation on Public Noticing for SF Upzonings!
Date: Thursday, April 3, 2025 7:14:29 PM

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

Legislative Aide San Francisco Board of Supervisors,

Hello,

I am a concerned community member writing to urge you to support Supervisor Chan's proposed legislation (Board File No. 241210) to require public noticing for San Francisco's Housing Element Rezoning Program.

The SF Planning Department has just unveiled its new map, proposing to change development rules throughout many of the City's neighborhoods, called upzonings or rezonings. Most residents and small businesses don't know that their building is on the upzoning map. Residents and businesses should be aware of what the City is proposing and how these changes might affect them.

I urge you to support Supervisor Chan's proposed legislation to require public noticing for SF's Housing Element Rezoning Program to ensure all impacted parties are notified. Public noticing is critical to ensure that the people and small businesses who may be displaced or otherwise impacted by the upzonings know what's happening and understand how it affects their lives.

Thank you.

Teresa Palmer
teresapalmer2014@gmail.com
1845 Hayes St
San Francisco, California 94117-1219

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: FW: Ordinance 241210 - in suport
Date: Friday, March 28, 2025 8:20:09 AM
Attachments: [Notice Letter 3-27.pdf](#)

Hello,

Please see attached regarding File No. 241210:

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law.

Regards,

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

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

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.

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

From: Mari Eliza <mari@abazaar.com>
Sent: Thursday, March 27, 2025 11:08 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Chan, Connie (BOS) <connie.chan@sfgov.org>; SherrillStaff <SherrillStaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; EngardioStaff (BOS) <EngardioStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; MelgarStaff (BOS)

<melgarstaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; Fielder, Jackie (BOS)
<Jackie.Fielder@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; ChenStaff
<ChenStaff@sfgov.org>
Subject: Ordinance 241210 - in suport

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

For the public records



March 27, 2025

To Clerk of the Board and San Francisco Board of Supervisors and Staff

Supervisors and Staff:

re: Ordinance 241210 - amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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

Coalition for San Francisco Neighborhoods and our members join many other neighborhood groups in supporting the plan to inform the public about the rezoning plans while they are underdevelopment. Given all the changes at all levels of government, the public does not need any more surprises.

We support Supervisor Chan's process for establishing a program for notice with the SF Planning Department, and request that the plan be approved by the SF Board of Supervisors when it comes before you for a vote.

Please don't hesitate to let us know how we can help in this effort.

Sincerely,

Mari Eliza, CSFN Land Use and Transportation Chair

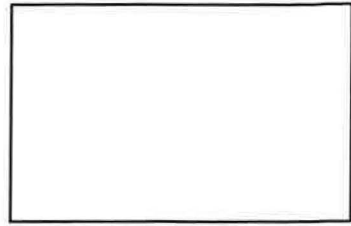
zrants@gmail.com

secretary@csfn.net

president@csfn.net

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. 241210
- ☐ 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):

Chan

Subject:

[Planning Code - Notice for Housing Element Rezoning]

Long Title or text listed:

Ordinance amending the Planning Code to require notice of rezoning intended to comply with Housing Element law; 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

Signature of Sponsoring Supervisor: