

File No. 180162

Committee Item No. 2

Board Item No. 35

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation
Board of Supervisors Meeting:

Date: March 12, 2018
Date: April 3, 2018

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution - VERSION 2 |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
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OTHER (Use back side if additional space is needed)

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|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>SB 827 - As Amended March 1, 2018</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>SB 827 - As Introduced January 3, 2018</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - February 5, 2018</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>LA City Council DRAFT Resolution - Introduced February 7, 2018</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral FYI - February 20, 2018</u> |

Completed by: John Carroll
Completed by: John Carroll

Date: March 9, 2018
Date: March 29, 2018

[Urging Amendments to California State Senate Bill 827 (Wiener) - Transit-Rich Housing Bonus]

Resolution urging amendments to California Senate Bill 827, authored by Senator Wiener, to ensure the value of additional height and density is recaptured and that San Francisco's existing affordable housing programs and existing neighborhood character is preserved.

WHEREAS, Senator Wiener has introduced legislation that would mandate that local jurisdictions confer significant benefits upon developers in exchange for building residential projects within a one-half mile radius of a major transit stop or a one-fourth mile radius of a high-quality transit corridor; and

WHEREAS, San Francisco applauds Senator Wiener's recent amendments to SB 827 to strengthen tenant rights with Right to Remain which mandates that the developer must provide tenants with relocation benefits, comparable rent for 42 months, and right of first refusal in the new building offered at the previous rent; and

WHEREAS, SB 827 would apply to virtually all residential parcels citywide based on the definition of transit rich, essentially allowing the State to override San Francisco's charter authority, circumvent local planning laws and limit value recapture; and

WHEREAS, San Francisco has prioritized transit-oriented development throughout the city and in its various neighborhood area plans, particularly in the downtown core and Transit District Plan and neighborhood commercial corridors through HOME-SF; and

WHEREAS, San Francisco has led the region and the state in housing construction, while taking a balanced approach to development that prioritizes tenant stabilization and recaptures the maximum feasible value from private development for the public benefit, including implementing the highest affordable housing requirements in the country; and

1 WHEREAS, San Francisco has maintained this leadership, even after the dissolution of
2 the Redevelopment Agency and related affordable housing funding streams, because of its
3 charter authority and strong local planning process; and

4 WHEREAS, San Francisco has spent years working with communities on long range
5 planning efforts resulting in value capture for affordable housing, transportation and
6 infrastructure impacts; and

7 WHEREAS, In Planning Department analysis of SB 827, dated February 5, 2018 and
8 incorporated herein by reference, staff identified concerns about the State's attempt to
9 undermine San Francisco's sovereign local Planning Code and Design standards, which are
10 the backbone of the City's commitment to creating livable, walkable and complete
11 neighborhoods; and

12 WHEREAS, Local planning laws and regulations have proven critical and effective in
13 protecting vulnerable communities of concern from the escalating impacts of gentrification,
14 displacement and speculation; now, therefore, be it

15 RESOLVED, That the Board of Supervisors of the City of and County of San Francisco
16 is committed to working with other jurisdictions, affordable housing and tenant advocates to
17 address the State's housing crisis by amending SB 827; and, be it .

18 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
19 Francisco is committed to working with its State Legislative Delegation to craft the necessary
20 amendments to SB 827 in order to protect San Francisco's sovereign charter authority;
21 recapture value from the added benefits of density and height; and, be it

22 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
23 Francisco urges state leaders to fund affordable housing streams to address the housing
24 crises; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
2 Francisco will continue to monitor the progress of SB 827 and may provide additional
3 comments as the bill is heard at committee hearings; and, be it

4 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
5 Francisco directs the Clerk of the Board to transmit copies of this resolution to the State
6 Legislature and the City Lobbyist upon passage.

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AMENDED IN SENATE MARCH 1, 2018

SENATE BILL

No. 827

Introduced by Senator Wiener
(Principal coauthor: Senator Skinner)
(Principal coauthor: Assembly Member Ting)
(Coauthor: Senator Hueso)

January 3, 2018

An act to add ~~Section 65917.7 to~~ *Chapter 4.35 (commencing with Section 65918.5) to Division 1 of Title 7 of the Government Code, relating to land use.*

LEGISLATIVE COUNSEL'S DIGEST

SB 827, as amended, Wiener. Planning and zoning: transit-rich housing bonus.

The Planning and Zoning Law requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents.

This bill would ~~authorize a~~ *require a local government to, if requested, grant a development proponent of a transit-rich housing project to receive a transit-rich housing bonus: bonus if that development meets specified planning standards, including complying with demolition permit requirements, local inclusionary housing ordinance requirements, preparing a relocation benefits and assistance plan, any locally adopted objective zoning standards, and any locally adopted minimum unit mix*

requirements. The bill would define a transit-rich housing project as a residential development project the parcels of which are all within a ½ mile radius of a major transit stop or a ¼ mile radius of a stop on a high-quality transit corridor, as those terms are further defined. corridor. The bill would exempt a project awarded a housing opportunity bonus an eligible applicant who receives a transit-rich housing bonus from various requirements, including maximum controls on residential density or floor area ratio, density, maximum controls on floor area ratio that are lower than a specified amount, minimum automobile parking requirements, maximum height limitations, and zoning or design standards that restrict the applicant's ability to construct the maximum number of units consistent with any applicable building code, and maximum height limitations, as provided. controls that have the effect of limiting additions onto existing structures or lots that comply with those maximum floor area ratios and height limitations. The bill would require an eligible applicant who receives a transit-rich housing bonus to provide benefits to eligible displaced persons who are displaced by the development, including requiring the applicant to offer a right to remain guarantee to those tenants, and to make payments to eligible displaced persons for moving and related expenses as well as for relocation benefits. The bill would also require an eligible applicant to submit a relocation benefit and assistance plan for approval to the applicable local government to that effect, and to provide specified information and assistance to eligible displaced persons.

The bill would declare that its provisions address a matter of statewide concern and apply equally to all cities and counties in this state, including a charter city.

By adding to the duties of local planning officials, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares that this act
2 addresses a matter of statewide concern and shall apply equally to
3 all cities and counties in this state, including charter cities.

4 SEC. 2. Chapter 4.35 (commencing with Section 65918.5) is
5 added to Division 1 of Title 7 of the Government Code, immediately
6 following Chapter 4.3, to read:

7
8 CHAPTER 4.35. TRANSIT-RICH HOUSING BONUS
9

10 65918.5. For purposes of this chapter:

11 (a) "Development proponent" means an applicant who submits
12 an application for a transit-rich housing bonus pursuant to this
13 chapter.

14 (b) "Eligible applicant" means a development proponent who
15 receives a transit-rich housing bonus.

16 (c) "FAR" means floor area ratio.

17 (d) "High-quality transit corridor" means a corridor with fixed
18 route bus service that has service intervals of no more than 15
19 minutes during peak commute hours.

20 (e) "Local government" means city, including a charter city, a
21 county, or city and county.

22 (f) "Transit-rich housing project" means a residential
23 development project the parcels of which are all within a one-half
24 mile radius of a major transit stop or a one-quarter mile radius
25 of a stop on a high-quality transit corridor. A residential
26 development project does not qualify as a transit-rich housing
27 project if that project would result in the construction of housing
28 in zoning districts that prohibit the construction of housing as a
29 principal or conditional use, including, but not limited to,
30 exclusively industrial or manufacturing zoning districts. A project
31 shall be deemed to be within a one-half mile radius of a major
32 transit stop or a one-quarter mile radius of a stop on a high-quality
33 transit corridor if both of the following apply:

34 (1) All parcels within the project have no more than 25 percent
35 of their area outside of a one-half mile radius of a major transit
36 stop or a one-quarter mile radius of a stop on a high-quality transit
37 corridor.

1 (2) No more than 10 percent of the residential units or 100 units,
2 whichever is less, of the project are outside of a one-half mile
3 radius of a major transit stop or a one-quarter mile radius of a
4 stop on a high-quality transit corridor.

5 65918.6. (a) Notwithstanding any local ordinance, general
6 plan element, specific plan, charter, or other local law, policy,
7 resolution, or regulation, a local jurisdiction shall, if requested,
8 provide an eligible applicant with a transit-rich housing bonus
9 that shall exempt the project from all of the following:

10 (1) Maximum controls on residential density.

11 (2) Maximum controls on FAR lower than those specified in
12 paragraph (4) of subdivision (c).

13 (3) Minimum automobile parking requirements.

14 (4) Maximum building height limits that are less than those
15 specified in subdivision (b).

16 (5) Zoning or design controls that have the effect of limiting
17 additions onto existing structures or lots if such additions comply
18 with the height and FAR limits established in subdivision (b) or
19 paragraph (4) of subdivision (c).

20 (b) An eligible applicant shall be exempt from local maximum
21 height limits as follows:

22 (1) If the transit-rich housing project is within a one-quarter
23 mile radius of either a major transit stop or a stop on a high-quality
24 transit corridor, the maximum height limitation shall not be less
25 than 85 feet, except in cases where a parcel facing a street that is
26 less than 70 feet wide from property line to property line, in which
27 case the maximum height shall not be less than 55 feet. If the
28 project is exempted from the local maximum height limitation, the
29 maximum height limitation for a transit-rich housing project shall
30 be 85 feet or 55 feet, as provided in this paragraph.

31 (2) If the transit-rich housing project is within one-half mile of
32 a major transit stop, but does not meet the criteria specified in
33 paragraph (1), any maximum height limitation shall not be less
34 than 55 feet, except in cases where a parcel facing a street that is
35 less than 70 feet wide from property line to property line, in which
36 case the maximum height shall not be less than 45 feet. If the
37 project is exempted from the local maximum height limitation, the
38 maximum height limitation for a transit-rich housing project shall
39 be 55 feet or 45 feet, as provided in this paragraph.

1 (3) For purposes of this subdivision, if a parcel has street
2 frontage on two or more different streets, the maximum height
3 limitation pursuant to this subdivision shall be based on the widest
4 street.

5 (c) A development proponent may submit an application for a
6 development to be subject to the transit-rich housing bonus process
7 provided by subdivision (b) if the application satisfies all of the
8 following planning standards:

9 (1) Any demolition permit that is related to an application for
10 a transit-rich housing project is subject to all demolition permit
11 controls, restrictions, and review processes enacted by the
12 applicable local government. Additionally, an applicant shall be
13 ineligible for a transit-rich housing bonus if the housing
14 development is proposed on any property that includes a parcel
15 or parcels on which existing rental units that are subject to any
16 form of rent or price control through a local government's valid
17 exercise of its police power would need to be demolished, unless
18 the local government passes a resolution explicitly authorizing a
19 review process for demolition permit applications.

20 (2) The development complies with any local inclusionary
21 housing ordinances. For purposes of this paragraph, local
22 inclusionary housing ordinances include either of the following:

23 (A) A mandatory requirement, as a condition of the development
24 of residential units, that the development include a certain
25 percentage of residential units affordable to, and occupied by,
26 households with incomes that do not exceed the limits for
27 moderate-income, lower income, very low income, or extremely
28 low income households specified in Sections 50079.5, 50093,
29 50105, and 50106 of the Health and Safety Code. The ordinance
30 may provide alternative means of compliance that may include,
31 but are not limited to, in-lieu fees, land dedication, off-site
32 construction, or acquisition and rehabilitation of existing units. If
33 the ordinance is adopted after January 1, 2018, it shall meet all
34 the requirements of Section 65850.01.

35 (B) For the purposes of this section, if a community does not
36 have a mandatory requirement as described in subparagraph (A),
37 a locally adopted voluntary incentive-based program that grants
38 a range of incentives to developments that include an objective
39 and knowable amount of on-site affordable housing. The knowable
40 amount of on-site affordable housing and number of incentives

1 shall be calculated based on the project's proximity to different
2 types of public transportation, and include proximity to both
3 regular bus lines, bus rapid transit, and rail stations. In the case
4 that a local inclusionary housing ordinance is a voluntary or
5 incentive-based program as described in this subparagraph, on-site
6 affordable housing requirements for a transit-rich housing project
7 shall be calculated based on the height, density, floor area ratio,
8 bulk, and automobile parking included in the final design of the
9 transit-rich housing project.

10 (3) The development proponent prepares and submits to the
11 applicable local government a relocation assistance and benefits
12 plan as described in subdivision (d) of Section 65918.8.

13 (4) Except as specified in subdivision (a), the transit-rich
14 housing project complies with all local objective zoning design
15 standards that were in effect at the time that the applicant submits
16 its first application to the local government pursuant to this section,
17 except as provided in Section 65918.10, provided that those local
18 zoning design standards shall not result in a FAR for the
19 development that received the bonus that is less than the following:

20 (A) 2.5 FAR for lots with a maximum height limit of 45 feet
21 pursuant to this section.

22 (B) 3.25 FAR for lots with a maximum height limit of 55 feet
23 pursuant to this section.

24 (C) 4.5 FAR for lots with a maximum height limit of 85 feet
25 pursuant to this section.

26 (5) Any locally adopted objective zoning standard that involves
27 no personal or subjective judgment by a public official and is
28 uniformly verifiable by reference to an external and uniform
29 benchmark or criterion available and knowable by both the
30 development applicant or proponent and public officials before
31 the application is submitted, including but not limited to essential
32 bulk and FAR requirements, except as specified in paragraph (4),
33 codified design standards, and development fees.

34 (6) Any locally adopted minimum unit mix requirements,
35 provided that those requirements do not have the effect of requiring
36 more than 40 percent of all units in a transit-rich housing project
37 to have two bedrooms or more.

38 (d) An eligible applicant who receives a transit-rich housing
39 bonus pursuant to this section may also apply for a density bonus,
40 incentive or concession, or waiver or reduction, pursuant to Section

1 65915. For purposes of calculating any base development standard,
2 including maximum allowable residential density, for purposes of
3 granting a density bonus, incentive or concession, or a waiver or
4 reduction of a development standard pursuant to that section, any
5 transit-rich housing bonus granted pursuant to this chapter shall
6 be used as that base development standard.

7 (e) An eligible applicant who receives a transit-housing bonus
8 pursuant to this section, and who requests a streamlined,
9 ministerial, approval process pursuant to Section 65913.4, shall
10 be deemed to be in compliance with local zoning requirements for
11 purposes of determining eligibility pursuant to paragraph (5) of
12 subdivision (a) of Section 65913.4, and for purposes of enforcing
13 legal protections for new developments under Section 65589.5.

14 65918.7. In the event that a transit-rich housing project is
15 issued a demolition permit by a local government as described in
16 paragraph (1) of subdivision (c) of Section 65918.6, the project
17 shall comply with any state or local tenant relocation benefit and
18 assistance program or ordinance serving residential tenants living
19 in the units that will be demolished. Moreover, in the event that
20 issuance of a demolition permit would result in the direct
21 displacement of a residential tenant or tenants, the local
22 government may not issue demolition permits for rental housing
23 units as a part of the application for a transit-rich housing project,
24 unless the development proponent complies with relocation benefits
25 and assistance and a right to remain guarantee, as follows:

26 (a) The development proponent prepares and submits a
27 relocation assistance and benefits plan to the jurisdiction as
28 described in subdivision (d) of Section 65918.8.

29 (b) The development proponent offers all eligible displaced
30 persons a right to remain guarantee that is a right of first refusal
31 for a comparable unit in the transit-rich housing project after it
32 finishes construction, and a new lease for that unit at a rate not
33 to exceed the base rent defined in paragraph (2) of subdivision (f)
34 of Section 65918.9.

35 65918.8. (a) An eligible applicant that receives a transit-rich
36 housing bonus shall comply with the procedures and requirements
37 in this section in providing relocation benefits and a right to remain
38 guarantee to any eligible displaced person.

39 (b) For purposes of this chapter, "eligible displaced person"
40 means the following:

1 (1) Any person who occupies property that is located within the
2 development, and who will become displaced by the development.

3 (2) Any person who moves from property located within the
4 boundaries of the development after an application for a
5 development proposal subject to a transit-rich housing bonus is
6 deemed complete.

7 (c) An eligible applicant shall inform all eligible displaced
8 persons regarding the projected date of displacement and,
9 periodically, should inform those persons of any changes in the
10 projected date of displacement.

11 (d) A development proponent shall prepare a detailed relocation
12 benefits and assistance plan, and submit that plan to the applicable
13 local government for approval to determine whether the plan
14 complies with the requirements of this section. That plan shall
15 include all of the following:

16 (1) A diagrammatic sketch of the project area.

17 (2) Projected dates of displacement.

18 (3) A written analysis of the aggregate relocation needs of all
19 eligible displaced persons and a detailed explanation as to how
20 these needs are to be met.

21 (4) A written analysis of relocation housing resources, including
22 vacancy rates of the neighborhood and surrounding areas.

23 (5) A detailed description of relocation payments to be made
24 and a plan for disbursement.

25 (6) A cost estimate for carrying out the plan.

26 (7) A standard information statement to be sent to all eligible
27 displaced persons who will be permanently displaced.

28 (8) Plans for public review and comment on the development
29 project and relocation benefits and assistance plan.

30 (e) A development proponent shall provide notice of the
31 relocation benefits and assistance plan to all eligible displaced
32 persons at least 30 days before submitting the plan to the local
33 government for approval pursuant to subdivision (d).

34 (f) After the applicable local government approves the relocation
35 benefits and assistance plan pursuant to subdivision (d), the eligible
36 applicant shall do all the following:

37 (1) Notify all eligible displaced persons of the following:

38 (A) The availability of relocation benefits and assistance.

39 (B) The eligibility requirements of relocation benefits and
40 assistance.

- 1 (C) *The procedures for obtaining relocation benefits and*
2 *assistance.*
- 3 (2) *Determine the extent of the need of each eligible displaced*
4 *person for relocation benefits and assistance.*
- 5 (3) *Provide the current and continuing information on the*
6 *availability, prices and rentals of comparable sales and rental*
7 *housing, and as to security deposits, closing costs, typical down*
8 *payments, interest rates, and terms for residential property in the*
9 *area to all eligible displaced persons.*
- 10 (4) *Assist each eligible displaced person to complete*
11 *applications for payments and benefits.*
- 12 (5) *Assist each eligible displaced person to obtain and move to*
13 *a comparable replacement dwelling.*
- 14 (6) *Supply to each eligible displaced person information*
15 *concerning federal and state housing programs.*
- 16 (7) *Inform all persons who are expected to be displaced about*
17 *the eviction policies to be pursued in carrying out the project,*
18 *which policies shall be in accordance with the relocation benefits*
19 *and assistance plan approved pursuant to subdivision (d).*
- 20 (g) *An eligible applicant's obligation to provide relocation*
21 *benefits and assistance to an eligible displaced person shall cease*
22 *if any of the following occurs:*
- 23 (1) *An eligible displaced person moves to a comparable*
24 *replacement dwelling and receives all assistance and payments to*
25 *which he or she is entitled.*
- 26 (2) *An eligible displaced person moves to substandard housing,*
27 *refuses reasonable offers of additional assistance in moving to a*
28 *decent, safe and sanitary replacement dwelling, and receives all*
29 *payments to which he or she entitled.*
- 30 (3) *The eligible applicant has failed to trace or locate the*
31 *eligible displaced person after making all reasonable efforts to do*
32 *so.*
- 33 (4) *An eligible displaced person from his or her dwelling refuses,*
34 *in writing, reasonable offers of assistance, payments and*
35 *comparable replacement housing.*
- 36 (h) *An eligible applicant shall not evict an eligible displaced*
37 *person from property, except as a last resort. If an eligible*
38 *displaced person is evicted as a last resort pursuant to this*
39 *subdivision, that eviction in no way affects the eligibility of that*
40 *person for relocation payments.*

1 65918.9. An eligible applicant that receives a transit-rich
2 housing bonus shall make relocation payments to or on behalf of
3 eligible displaced persons that otherwise meets all basic eligibility
4 conditions set out in Section 65918.8, for all actual reasonable
5 expenses incurred for moving and related expenses to move
6 themselves, their family, and their personal property, and for
7 relocation benefits. In all cases, the amount of payment shall not
8 exceed the reasonable cost of accomplishing the activity in
9 connection with a claim that has been filed. In making payments
10 under this section, the eligible applicant shall comply with all of
11 the following:

12 (a) For purposes of this section, "moving and related expenses"
13 include all of the following:

14 (1) Transportation of persons and property, not to exceed a
15 distance of 50 miles from the site from which they were displaced,
16 except where relocation beyond 50 miles is justified.

17 (2) Packing, crating, unpacking and uncrating personal
18 property.

19 (3) Storage of personal property, for a period not to exceed 12
20 months.

21 (4) Insurance of personal property while in storage or transit.

22 (5) The reasonable replacement value of property lost, stolen
23 or damaged (not through the fault or negligence of the displaced
24 person, his agent, or employee) in the process of moving, where
25 insurance covering such loss, theft or damage is not reasonably
26 available. A claim for payment hereunder shall be supported by
27 written evidence of loss which may include appraisals, certified
28 prices, bills of sale, receipts, canceled checks, copies of
29 advertisements, offers to sell, auction records, and other records
30 appropriate to support the claim.

31 (b) An eligible applicant may pay an eligible displaced person
32 for their anticipated moving expenses in advance of the actual
33 move. An eligible applicant shall provide advance payment as
34 described in this subdivision whenever later payment would result
35 in financial hardship to the eligible displaced person. In
36 determining financial hardship for purposes of this subdivision,
37 particular consideration shall be given to the financial limitations
38 and difficulties experienced by low and moderate income persons.

39 (c) This section does not preclude an eligible applicant from
40 relying upon other reasonable means of relocating an eligible

1 *displaced person, including contracting to have that eligible*
2 *displaced person moved to satisfy the requirements of this section,*
3 *and arranging for assignment of moving expense payments by*
4 *eligible displaced persons.*

5 *(d) An eligible displaced person who elects to self-move may*
6 *submit a claim for their moving and related expenses to the eligible*
7 *applicant in an amount not to exceed an acceptable low bid or an*
8 *amount acceptable to the displacing entity. An eligible displaced*
9 *person is not required to provide documentation of moving*
10 *expenses actually incurred.*

11 *(e) Except in cases of a displaced person conducting a self-move*
12 *as provided in subdivision (d) above, an eligible displaced person*
13 *who submits a claim for relocation payments under this section*
14 *shall include a bill or other evidence of expenses incurred. An*
15 *eligible applicant may enter into a written arrangement with the*
16 *eligible displaced person and the mover so that the eligible*
17 *displaced person may present to the eligible applicant an unpaid*
18 *moving bill, and the eligible applicant can then pay the mover*
19 *directly for any moving expenses incurred.*

20 *(f) For purposes of this section, "relocation benefits" means a*
21 *payment of an amount necessary to enable that person to lease or*
22 *rent a replacement dwelling for a period not to exceed 42 months,*
23 *as follows:*

24 *(1) The amount of payment necessary to lease or rent a*
25 *comparable replacement dwelling shall be computed by subtracting*
26 *42 times the base monthly rental of the displaced person, from 42*
27 *times the monthly rental for a comparable replacement dwelling,*
28 *provided, that in no case may such amount exceed the difference*
29 *between 42 times the base monthly rental as determined in*
30 *accordance with this subdivision and 42 times the monthly rental*
31 *actually required for the replacement dwelling occupied by the*
32 *eligible displaced person.*

33 *(2) The base monthly rental shall be the lesser of the average*
34 *monthly rental paid by the eligible displaced person for the*
35 *three-month period before the eligible applicant submitted the*
36 *relocation benefits and assistance plan pursuant to subdivision*
37 *(d) of Section 65918.8, or 30 percent of the eligible displaced*
38 *person's average monthly income.*

39 *(3) A dependent who is residing separate and apart from the*
40 *person or family providing support, whether that residence is*

1 permanent or temporary shall be entitled to payment under this
2 section, but that payment shall be limited to the period during
3 which the displaced dependent resides in the replacement dwelling.
4 At the time the displaced dependent vacates that dwelling, no
5 further payment under this section shall be made to that person.

6 (4) Except where specifically provided otherwise, the eligible
7 applicant may disburse payments for relocation benefits under
8 this section in a lump sum, monthly or at other intervals acceptable
9 to the displaced person.

10 (g) Upon request by an eligible displaced person who has not
11 yet purchased and occupied a replacement dwelling, but who is
12 otherwise eligible for a replacement housing payment, the eligible
13 applicant shall certify to any interested party, financial institution,
14 or lending agency, that the eligible displaced person will be eligible
15 for the payment of a specific sum if they purchase and occupy a
16 dwelling within the time limits prescribed.

17 65918.10. (a) If, on or after January 1, 2018, a local
18 government adopts an ordinance that eliminates residential zoning
19 designations or decreases residential zoning development capacity
20 within an existing zoning district in which the development is
21 located than what was authorized on January 1, 2018, then that
22 development shall be deemed to be consistent with any applicable
23 requirement of this chapter if it complies with zoning designations
24 that were authorized as of January 1, 2018.

25 (b) The Department of Housing and Community Development
26 may, at any time, review any new or revised zoning or design
27 standards after the operative date of the act adding this section to
28 determine if those local standards are consistent with the
29 requirements of this section. If the department determines that
30 those standards are inconsistent, the department shall issue, in a
31 form and manner provided by the department, a finding of
32 inconsistency, and those standards shall be rendered invalid and
33 unenforceable as of the date that finding is issued.

34 SEC. 3. No reimbursement is required by this act pursuant to
35 Section 6 of Article XIII B of the California Constitution because
36 a local agency or school district has the authority to levy service
37 charges, fees, or assessments sufficient to pay for the program or
38 level of service mandated by this act, within the meaning of Section
39 17556 of the Government Code.

1 SEC. 2. Section 65917.7 is added to the Government Code, to
2 read:

3 65917.7. (a) As used in this section, the following definitions
4 shall apply:

5 (1) "Block" has the same meaning as defined in subdivision (a)
6 of Section 5870 of the Streets and Highways Code.

7 (2) "High-quality transit corridor" means a corridor with fixed
8 route bus service that has service intervals of no more than 15
9 minutes during peak commute hours.

10 (3) "Transit-rich housing project" means a residential
11 development project the parcels of which are all within a one-half
12 mile radius of a major transit stop or a one-quarter mile radius of
13 a high-quality transit corridor. A project shall be deemed to be
14 within a one-half mile radius of a major transit stop or a one-quarter
15 mile radius of a high-quality transit corridor if both of the following
16 apply:

17 (A) All parcels within the project have no more than 25 percent
18 of their area outside of a one-half mile radius of a major transit
19 stop or a one-quarter mile radius of a high-quality transit corridor.

20 (B) No more than 10 percent of the residential units or 100 units,
21 whichever is less, of the project are outside of a one-half mile
22 radius of a major transit stop or a one-quarter mile radius of a
23 high-quality transit corridor.

24 (4) "Major transit stop" has the same meaning as defined in
25 Section 21064.3 of the Public Resources Code.

26 (b) Notwithstanding any local ordinance, general plan element,
27 specific plan, charter, or other local law, policy, resolution, or
28 regulation, a transit-rich housing project shall receive a transit-rich
29 housing bonus which shall exempt the project from all of the
30 following:

31 (1) Maximum controls on residential density or floor area ratio.

32 (2) Minimum automobile parking requirements.

33 (3) Any design standard that restricts the applicant's ability to
34 construct the maximum number of units consistent with any
35 applicable building code.

36 (4) (A) If the transit-rich housing project is within either a
37 one-quarter mile radius of a high-quality transit corridor or within
38 one block of a major transit stop, any maximum height limitation
39 that is less than 85 feet, except in cases where a parcel facing a
40 street that is less than 45 feet wide from curb to curb, in which

1 ease the maximum height shall not be less than 55 feet. If the
2 project is exempted from the local maximum height limitation, the
3 governing height limitation for a transit-rich housing project shall
4 be 85 feet or 55 feet, as provided in this subparagraph.

5 (B) If the transit-rich housing project is within one-half mile of
6 a major transit stop, but does not meet the criteria specified in
7 subparagraph (A), any maximum height limitation that is less than
8 55 feet, except in cases where a parcel facing a street that is less
9 than 45 feet wide from curb to curb, in which case the maximum
10 height shall not be less than 45 feet. If the project is exempted
11 from the local maximum height limitation, the governing height
12 limitation for a transit-rich housing project shall be 55 feet or 45
13 feet, as provided in this subparagraph.

14 (C) For purposes of this paragraph, if a parcel has street frontage
15 on two or more different streets, the height maximum pursuant to
16 this paragraph shall be based on the widest street.

17 SEC. 3. No reimbursement is required by this act pursuant to
18 Section 6 of Article XIII B of the California Constitution because
19 a local agency or school district has the authority to levy service
20 charges, fees, or assessments sufficient to pay for the program or
21 level of service mandated by this act, within the meaning of Section
22 17556 of the Government Code.

Introduced by Senator Wiener
(Principal coauthor: Senator Skinner)
(Principal coauthor: Assembly Member Ting)

January 3, 2018

An act to add Section 65917.7 to the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

SB 827, as introduced, Wiener. Planning and zoning: transit-rich housing bonus.

The Planning and Zoning Law requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents.

This bill would authorize a transit-rich housing project to receive a transit-rich housing bonus. The bill would define a transit-rich housing project as a residential development project the parcels of which are all within a ½ mile radius of a major transit stop or a ¼ mile radius of a high-quality transit corridor, as those terms are further defined. The bill would exempt a project awarded a housing opportunity bonus from various requirements, including maximum controls on residential density or floor area ratio, minimum automobile parking requirements, design standards that restrict the applicant's ability to construct the maximum number of units consistent with any applicable building code, and maximum height limitations, as provided.

The bill would declare that its provisions address a matter of statewide concern and apply equally to all cities and counties in this state, including a charter city.

By adding to the duties of local planning officials, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares that this act
2 addresses a matter of statewide concern and shall apply equally to
3 all cities and counties in this state, including charter cities.

4 SEC. 2. Section 65917.7 is added to the Government Code, to
5 read:

6 65917.7. (a) As used in this section, the following definitions
7 shall apply:

8 (1) "Block" has the same meaning as defined in subdivision (a)
9 of Section 5870 of the Streets and Highways Code.

10 (2) "High-quality transit corridor" means a corridor with fixed
11 route bus service that has service intervals of no more than 15
12 minutes during peak commute hours.

13 (3) "Transit-rich housing project" means a residential
14 development project the parcels of which are all within a one-half
15 mile radius of a major transit stop or a one-quarter mile radius of
16 a high-quality transit corridor. A project shall be deemed to be
17 within a one-half mile radius of a major transit stop or a one-quarter
18 mile radius of a high-quality transit corridor if both of the following
19 apply:

20 (A) All parcels within the project have no more than 25 percent
21 of their area outside of a one-half mile radius of a major transit
22 stop or a one-quarter mile radius of a high-quality transit corridor.

23 (B) No more than 10 percent of the residential units or 100 units,
24 whichever is less, of the project are outside of a one-half mile

1 radius of a major transit stop or a one-quarter mile radius of a
2 high-quality transit corridor.

3 (4) "Major transit stop" has the same meaning as defined in
4 Section 21064.3 of the Public Resources Code.

5 (b) Notwithstanding any local ordinance, general plan element,
6 specific plan, charter, or other local law, policy, resolution, or
7 regulation, a transit-rich housing project shall receive a transit-rich
8 housing bonus which shall exempt the project from all of the
9 following:

10 (1) Maximum controls on residential density or floor area ratio.

11 (2) Minimum automobile parking requirements.

12 (3) Any design standard that restricts the applicant's ability to
13 construct the maximum number of units consistent with any
14 applicable building code.

15 (4) (A) If the transit-rich housing project is within either a
16 one-quarter mile radius of a high-quality transit corridor or within
17 one block of a major transit stop, any maximum height limitation
18 that is less than 85 feet, except in cases where a parcel facing a
19 street that is less than 45 feet wide from curb to curb, in which
20 case the maximum height shall not be less than 55 feet. If the
21 project is exempted from the local maximum height limitation, the
22 governing height limitation for a transit-rich housing project shall
23 be 85 feet or 55 feet, as provided in this subparagraph.

24 (B) If the transit-rich housing project is within one-half mile of
25 a major transit stop, but does not meet the criteria specified in
26 subparagraph (A), any maximum height limitation that is less than
27 55 feet, except in cases where a parcel facing a street that is less
28 than 45 feet wide from curb to curb, in which case the maximum
29 height shall not be less than 45 feet. If the project is exempted
30 from the local maximum height limitation, the governing height
31 limitation for a transit-rich housing project shall be 55 feet or 45
32 feet, as provided in this subparagraph.

33 (C) For purposes of this paragraph, if a parcel has street frontage
34 on two or more different streets, the height maximum pursuant to
35 this paragraph shall be based on the widest street.

36 SEC. 3. No reimbursement is required by this act pursuant to
37 Section 6 of Article XIII B of the California Constitution because
38 a local agency or school district has the authority to levy service
39 charges, fees, or assessments sufficient to pay for the program or

- 1 level of service mandated by this act, within the meaning of Section
- 2 17556 of the Government Code.

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 5, 2018
TO: Members of the Planning Commission
FROM: AnMarie Rodgers, Citywide Planning Director; Joshua Switzky,
 Land Use & Housing Program Manager, Citywide Division
RE: SB 827

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
415.558.6378

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 Information:
415.558.6377

Dear Planning Commissioners,

This memo is in response to the Commission's request for an analysis of the proposed State Senate Bill 827 and its potential effects on San Francisco. It is important to note that the implications of this bill for San Francisco are based on the version of the bill as currently proposed, and it is likely that future versions of the bill would change this analysis. Nonetheless, we believe it is important for policy-makers to understand the implications of such a far-reaching proposal.

SB 827 Summary

SB 827 proposes to increase housing development capacity in areas that meet minimum levels of transit service with state-imposed minimum zoning standards for certain key development controls. The bill would have its greatest impact on the State's core metropolitan regions with more extensive transit service. In San Francisco, this would be virtually the entire city. In the rest of the Bay Area, large swaths of Oakland, Berkeley, and San Jose would be affected, as would all areas right around Caltrain, BART, and SMART stations, various singular corridors along both sides of the Bay, such as San Pablo Avenue and El Camino Real, and areas around ferry terminals. Outside of the Bay Area, the state's two largest cities—Los Angeles, and San Diego—would be substantially rezoned under this bill, with much lesser changes in other cities.

SB 827 would remove residential density and floor area ratio (FAR) limits, minimum parking requirements, and impose minimum height limits statewide for residential projects on residentially zoned parcels within defined proximity to transit stations and corridors that meet certain minimum criteria, as follows (colors correspond to attached Map). The bill would also prohibit the enforcement of "Any design standard that restricts the applicant's ability to construct the maximum number of units consistent with any applicable building code."

SB 827 Proposed Height Limits by Proximity to Transit and Street Width						
Category	Radius Affected	Transit Type	Street Width (feet)			
			>45 ft		<45 ft	
			Base	w/SDB	Base	w/SDB
B	1/2 mile	Major transit stop	55 ft	~75 ft	45 ft	~65 ft

SDB= State Density Bonus

San Francisco Policies on Growth and Transit

San Francisco's General Plan, including the Housing Element and Transportation Element, explicitly emphasizes the importance of focusing growth in close proximity to major transit services, as well as providing flexibility to maximize unit count within the allowed building envelope and minimizing the impact of parking on the provision of housing. These core policies assume that transit-oriented, walkable dense development is the basis for efficient, sustainable cities and further provides more affordable, diverse choices for people to live and commute without cars for most daily needs. Moreover, higher urban densities create a rich environment for varied experiences and encounters, and contribute to both economic and cultural vibrancy.

San Francisco also recognizes the importance of comprehensive regional planning for jobs and housing, and the wide disparities at the regional level in the extent to which cities have been actively and willingly planning for and building for housing, particularly in areas with greater access to transit. Increased housing development around transit in more jurisdictions around the Bay Area could open up housing opportunities in both higher income, higher opportunity suburbs in addition to core urban areas. Substantially increased housing production is necessary to improve housing affordability not just in the Bay Area, but statewide, and zoning is the foundational regulation that determines how much housing can be built over time.

The apparent objective of the bill is to provide more transit accessible housing statewide, helping to both meet sustainability and transportation needs while moderating housing prices by increasing zoned housing capacity.

Although the General Plan, as the embodiment of the City's guiding policy document for the evolution of San Francisco, shares these key objectives with SB 827, the General Plan also explicitly emphasizes the importance of planning for land use change in consultation with communities and in consideration of a variety of relevant factors in the context of each area—urban form, open space, historic preservation, and other factors. Additionally, in its analysis of the bill, the Planning Department makes a number of observations about the practicalities of implementing the bill and other key inconsistencies with General Plan policies, particularly the importance of maintaining key urban design standards related to livability, walkability, and context, as well as discussing the very notion of transit "richness."

SB 827 does not explicitly eliminate or limit local controls regarding demolition and removal of units.

Related to the previous point, SB 827 does not appear to explicitly limit a city's discretion to limit or prohibit demolition or removal of units, nor would it preempt local tenant protections under the Rent Control ordinance. However as discussed below, there is uncertainty regarding the interpretation of the "design standards" provision. Presuming that limitations on demolishing units is not considered a "design standard," then the effect of the bill would be initially to direct growth to conventional "soft sites" (i.e., underdeveloped sites without existing residential uses) along with encouraging *additions* to existing residential properties. In the longer term, however, absent any outright Code prohibition on demolishing existing units, which does not currently exist in most of San Francisco, it is possible that more and more sites containing existing residential units, including single family homes, would be incentivized to redevelop at higher densities as property ownership changes.

SB 827 would affect most of San Francisco and would significantly upzone most of the city. As shown in the attached map, almost 96% of the city's parcels are within ½-mile of a major transit stop or ¼-mile of a transit corridor meeting the definition in the bill. San Francisco's transit network is expansive and most

bus lines run service at or more frequent than every 15 minutes during peak commute hours. Over 90% of the city's parcels currently have a height limit of 45' or less. Given that most major streets in the city have widths greater than 45', the majority of the streets in the City would have their height limits doubled from 40'/45' to 85'. Even where height limits are not raised significantly, the elimination of density controls could result in significantly more units per parcel, as many of these areas are zoned RH-1 or RH-2. Approximately 72% of San Francisco parcels are zoned RH-1 or RH-2. Overall, these parcels would receive the most dramatic upzoning under SB 827, combining the height and density changes. For example, on a typical 2,500 sq ft RH-1 lot on an eligible street, current zoning permits two units (one primary unit plus one ADU) and a 35' height limit. Under SB 827, zoning would likely result in permitting an estimated range of ten to sixteen units depending on whether the lot falls within the bill's 55' or 85' height zones. (Note this does not yet account for use of the State Density Bonus, which would allow more height and density. See below.) The zoning changes would also upzone substantial areas recently rezoned under such plans as the Market & Octavia Plan and Eastern Neighborhoods, which are density decontrolled (in such districts as NCT, RTO, and UMU) but where height limits are lower than 85'.

SB 827 does not limit use of State Density Bonus. The legislation does not seem to remove the ability to use the State Density Bonus on top of the bill's rezoning. Hence what is proposed as 45', 55', and 85' heights could actually be 65', 75'-85', and over 100' respectively, and so should be viewed in that light.

SB 827 appears to eliminate the ability to enforce Planning Code standards or other adopted Design Standards that are the backbone of livability, walkability and urban design quality. The bill's provision regarding design standards is dramatic. Unlike SB 35 which accommodates "objective standards" and State Density Bonus law which limits the waiver of Planning Code standards to the minimum necessary to accommodate an allowed bonus, SB 827 as proposed completely eliminates *all design standards related to building envelope* other than height for buildings within the prescribed height limits. It precludes the applicability of any design guideline and Planning Code provisions that in any way reduces the size and shape of the building envelope from a maximal box within the height limit, allowing only application of California Building Code standards. This would preclude the ability to maintain any standards regarding rear yard, lot coverage, exposure, open space, setbacks, and bulk controls of any kind, to name a few. While the California Building Code addresses light and air as primarily life and safety issues, these planning controls establish basic housing and neighborhood livability standards such as access and connection to daylight, openness in urban density, and natural spaces. Their elimination could result in residential projects with full lot coverage and little modulation or articulation, since any building modulation by definition reduces maximum building volume. The bill would upend urban design standards in recent plans such as Eastern Neighborhoods and Market-Octavia that were the design foundation accompanying the elimination of density controls. The bill would also countermand the basic principles laid forth in the Urban Design Element, which reinforce livability patterns within the city fabric such as preservation of mid-block open space, inclusion of mid-block alleys on long blocks, matching of lightwells, and consideration of sun and shadow.

SB 827 does not explicitly change local approval processes, however uncertainty exists about the extent of discretion retained by the City. This proposed bill does not currently contain any provisions regarding permit review, entitlement, processing or streamlining. The bill affects key zoning provisions determining what is allowable on a lot, but itself does not otherwise mandate review and approval timelines or processes. This would appear to leave in place traditional local powers and processes of Conditional Use, discretionary review, variance, large project authorization, and other processes,

including CEQA. While this is true, it is unclear whether the discretion typically vested in the Planning Commission under these processes could be exercised to the extent they invoke design considerations that would cause any reduction of buildable envelope within the heights prescribed in the bill, as noted above. This uncertainty would extend to historic preservation considerations. Analysis by the City Attorney's office is necessary, including to what effect project sponsors could use the Housing Accountability Act to challenge or overturn any City decision that had the effect of reducing potential density based on either on application of Code and design standards as described above or other processes and discretion currently vested with the Commission.

SB 827 would reduce interest in local affordability incentive programs, but may result in more affordable housing overall. The upzoning proposed under SB 827 does not require increased levels of affordability and could blunt the use of local bonus programs such as HOME SF but would likely result in the production of more affordable housing due to overall significantly greater housing production under SB 827 than under existing zoning.

HOME-SF removes density restrictions and allows an additional two stories to generally permit height limits between 65' and 85', in exchange for 30% on-site affordable units in Neighborhood Commercial Districts (NCD) and a number of other zoning districts throughout the city that still have density limits. The program relies on the additional development capacity offered by the city to justify the 30% on-site affordability requirement.

SB 827 would, in most cases, offer greater development capacity than allowable under HOME-SF, thus removing the incentive to use HOME-SF. However it would be likely that SB 827's much broader and more significant up-zoning would result in substantially more total inclusionary units than current zoning even with HOME-SF because more and larger buildings with on-site inclusionary would be developed under SB 827. Note that SB 827 does not limit the City's ability to adjust inclusionary housing requirements to capture the benefits of the additional development capacity created by SB 827. Further financial feasibility analysis would be necessary to ascertain what, if any, increases to inclusionary requirements and other impact fees would be warranted under SB 827.

The bill provides potentially huge additional value to property owners throughout the state, without concurrent value capture. San Francisco spends years crafting rezonings that try to balance demands for housing and jobs, while also capturing a portion of that value for public benefits, including inclusionary housing, impact fees for local infrastructure, and other measures. The proposed bill would neither allow this local planning process to take place concurrently, nor would it give a path for local jurisdictions to conduct necessary studies and implement programs to capture an appropriate level of the increased value for public benefits and impact mitigation at the same time as the intensified zoning is implemented.

SB 827 definition of "transit rich"-ness is low, especially for "corridors." The minimum standard for a corridor to trigger the major rezoning is a single bus line that runs four times an hour during peak morning and afternoon commute hours (i.e. a couple of hours per day). This bus could run only during these peak hours (such as an express bus) or have much lower headways at other times of day (e.g., 20-30 minutes). It may not run at all on weekends and there may be no other transit that serves other destinations other than that one bus. The Housing Element explicitly notes that the presence of a bus line does not equate with transit "richness." Rather transit corridors considered "rich" are those that offer round-the-clock, daily (including weekend), high-frequency, high-capacity, and efficient service.

Additionally, the bill refers to transit “corridors,” but it is true that many bus routes that meet the peak hour service definition are commute express buses that may not stop for miles along their journey, stopping only at the ends. However the proposed this bill would appear to upzone the entire path taken by such a bus (for example, in San Francisco the areas adjacent to Highway 101 would be upzoned because of bus use along the Highway; or all areas along the paths taken by express commute buses from the outer reaches of the city to downtown would similarly be upzoned).

Tying Zoning to Transit Service Introduces Substantial Uncertainties Over Time. Bus routes can change over time, as well as increase and decrease service levels. The zoning map would be dynamically tied to constantly shifting factors and would require constant monitoring of transit service levels and routes to maintain an updated zoning map. This could mean that zoning could fluctuate somewhat dramatically over time as service levels increase or decrease due to transit budgets, ridership, travel patterns, or agency service strategy. Under the proposed bill, if an operator were to cut service from 15 minutes to 18 minutes, that would trigger a sudden rezoning for 1/4-mile around the bus route; similarly minor increases in transit service could trigger dramatic rezoning. Certainly, delivered transit service performance often doesn’t match scheduled transit service. Similarly, if a bus route were shifted from one street to the next, or lines truncated or consolidated, it could significantly affect zoning. Furthermore, it could create pushback from jurisdictions or neighborhoods who oppose increased density to suspend already planned transit service enhancements or avoid planning for increased transit service altogether. There are also yet un-analyzed nuances, such as how services provided by regional transit providers, such as Golden Gate Transit and SamTrans, which provide bus service through San Francisco, would impact zoning under SB 827, as well as transit services provided by private operators or major institutions.

SB 827 Ties Building Height Limit to Curb-to-Curb rather than ROW width. The General Plan endorses the common urban design principle that street width—the whole street, inclusive of sidewalks—is an appropriate frame by which to establish comfortable building height limits. However, the proposed bill sets height limits based not on overall right-of-way width, but on curb-to-curb distance—i.e. only the vehicular portion of the ROW. Curb to curb is wholly dependent on sidewalk widths and varies substantially from street to street and over time. Right-of-way width is fixed and won’t change for a given street. The impact under this bill is that any time the city widens (or narrows) sidewalks, then zoning could change. Like transit service and routing, curb-to-curb width can be difficult to track comprehensively over time and would make maintaining a stable zoning scheme challenging. In addition, the bill sets up the unfortunate unintended consequence that property owners and developers would be inclined to oppose sidewalk widening since it could result in a significant downzoning.

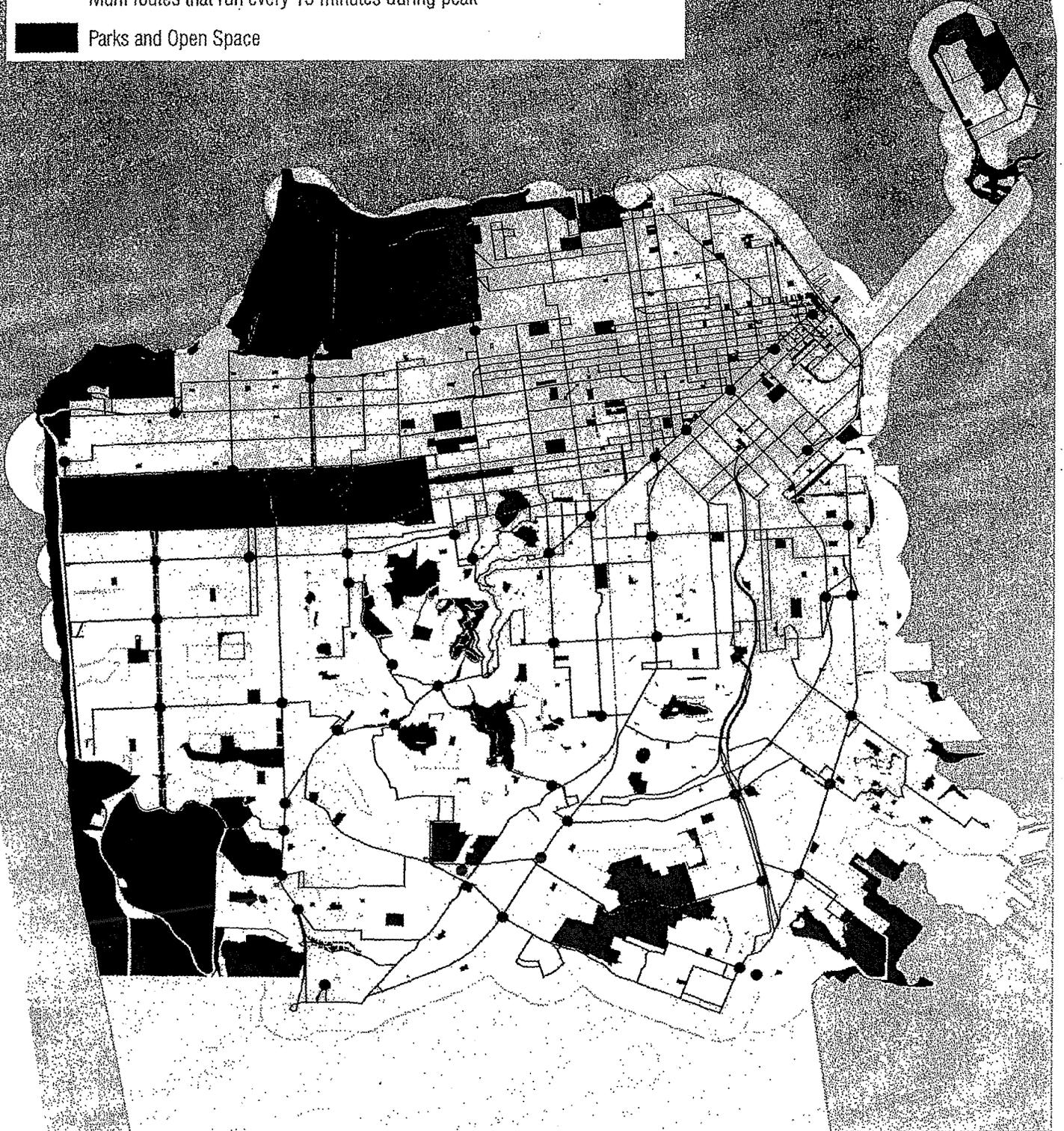
In conclusion, although core principles of the General Plan and planning best practice, including key state mandates and programs, such as SB 375, align closely with SB 827’s vision of increasing housing capacity statewide near transit, the extent of the effect on San Francisco would be significant and key provisions lack clarity.

Attachment

Map of Affected Parcels

SB827 Proposed Minimum Height Limits in San Francisco

-  1/4 mile from transit: 85ft (110 ft w/ SDB) or 55ft (75 w/SDB)
-  1/2 mile from major transit station: 55 ft (75 ft w/SDB) or 45 ft (65ft w/SDB)
-  Major Transit Stations
-  Muni routes that run every 15 minutes during peak
-  Parks and Open Space



RESOLUTION

Senate Bill 827 (Weiner) Opposition

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the Legislature is currently considering SB 827 (Weiner), which would exempt a housing project with parcels all within a 1/2 mile radius of a major transit stop or a 1/4 mile radius of a high-quality transit corridor from various requirements and empowers the State to override local zoning laws to let developers build taller and more densely around rail stations and bus lines; and

WHEREAS, these radii would encompass vast amounts of Los Angeles, effectively eliminating the ability for the City to engage in planning self-determination; and

WHEREAS, SB 827 would let developers construct buildings between four and eight stories tall with no parking minimums and limited design review, even if local zoning codes preclude it, including in single family neighborhoods; and

WHEREAS, the City must make every effort to expand affordable and middle-income housing, but not at the expense of local control over land use and community-driven planning; and

WHEREAS, the City has taken substantial steps towards planning for future housing, including initiating updates to all thirty-five of its Community Plans, approving an affordable housing linkage fee, and exceeding its Regional Housing Needs Assessment (RHNA) target for market rate housing; and

WHEREAS, SB 827 is inconsistent with Los Angeles' efforts to update its Community Plans, update its General Plan, extend tenant protections and craft equitable community planning;

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2017-18 State Legislative Program OPPOSITION to SB 827 (Weiner), which would allow the construction of housing developments near major transit stops without compliance with local land use regulations.

PRESENTED BY: David E. Ryu
DAVID E. RYU
Councilmember, 4th District

SECONDED BY: Sheryl Weber

ORIGINAL

FEB 07 2018

[Handwritten signature]

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:44 PM
To: Carroll, John (BOS)
Subject: FW: Oppose SB-827

Categories: 180162

From: will robbins [mailto:wilrob@yahoo.com]
Sent: Thursday, March 29, 2018 2:38 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; info@cowhollowassociation.org; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>
Subject: Oppose SB-827

Honorable Supervisors,

My name is Will Robbins and I live in the Cow Hollow neighborhood.

SB-827 was written to enrich speculators, real estate developers and their investors without regard to current residents of San Francisco. It's a power grab that takes away San Francisco's local decision-making power about land use and zoning. No Supervisor should be in favor of that. I urge your support of the Resolution to Oppose SB-827 Without Amendments.

Senator Wiener's March 1st tenant protection amendments are unrealistic and he knows it. Renters will be evicted before developers apply for permits. The Planning Department has no tenant database and can't serve as an enforcement mechanism to prevent displacement. Help for tenants during a 3 ½ year (42 month) relocation and right to return is also not a workable fix for eviction. It will create an entire class of "development refugees" that will scatter to distant, unfamiliar communities. Once they're forced out, most never come back. And that includes small Mom and Pop businesses, too. And, we all know the impact to those who do return in terms of reduced quality of life through lack of parking, loss of personal spaces and views, overcrowded transit, etc.

Bigger, taller buildings will encourage more demolitions, but the Senator and developers know that demolition controls in both the Planning and Building Departments are weak and inadequate. The January 17th hearing at the Building Commission highlighted several illegal demolitions throughout the city (J. K. Dineen's article in Chronicle).

The amendments offered up are not going to help tenants or stop demolitions. The underlying removal of our local authority as a Charter City remains. Don't allow it. Please support the Resolution to Oppose SB-827 Without Amendments.

Sincerely,

Will Robbins

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:44 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

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

From: Patricia Berkowitz [mailto:berkopat@gmail.com]
Sent: Wednesday, March 28, 2018 2:13 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly URGE you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Patricia Berkowitz
2750 Scott Street
San Francisco, CA 94123

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:43 PM
To: Fatooh, Martin (BOS); Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

From: John Grauel [mailto:john@carbonrose.com]
Sent: Wednesday, March 28, 2018 1:58 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneyfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

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These bills would have a catastrophic impact on San Francisco's future.

Thank you,

John Grauel
john@carbonrose.com
3700 Broderick Street
San Francisco, CA 94123-1009
650-678-8040

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:43 PM
To: Carroll, John (BOS)
Subject: FW: Oppose SB 827

Categories: 180162

From: mari@abazaar.com [mailto:mari@abazaar.com]
Sent: Wednesday, March 28, 2018 1:57 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>
Subject: Oppose SB 827

Dear Supervisors,

My name is Mari Eliza, a San Francisco resident and voter. I urge you to pass a resolution to oppose State Senate Bill 827. Please flatly oppose the Bill, DO NOT seek to amend it. Even with amendments, the Bill would transfer power to the State to decide important land use matters for our City. I can think of no reason that any of you should want to turn over to the State those kinds of powers.

Thank you.

PS: I you have already decided to oppose SB 827, we thank you.
If you have not yet made that decision, please reconsider your position.

Sincerely,

Mari Eliza

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:43 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: No on SB 827, 828
Attachments: Why No on SB 827 828 version 2.docx

Categories: 180162

From: Bancroft, David [mailto:dbancroft@sideman.com]
Sent: Wednesday, March 28, 2018 1:12 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: No on SB 827, 828

Please see my attached memo, "Really Good Reasons to Vote No on SB 827, Without Amendments."

My thanks, in advance, for voting No on April 3.



David P. Bancroft
Of Counsel

Sideman & Bancroft LLP
One Embarcadero Center
Twenty-Second Floor
San Francisco, CA 94111
Main: 415.392.1960
Fax: 415.392.0827
dbancroft@sideman.com
Visit us at www.sideman.com

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CONFIDENTIALITY

This e-mail may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail [or at (415) 392-1960] and delete all copies of this message. It is the recipient's responsibility to scan this e-mail and any attachments for viruses.

Really Good Reasons to Vote “No” on SB 827, Without Amendments

1. It indiscriminately robs California communities of the fundamental control of how and when to shape their communities: it robs them of self-determination. It prescribes a “one size fit all” for density and building heights resulting in up to 100 ft. high multi unit buildings for full half mile wide swatches along local bus lines, thereby “manhattanizing” San Francisco (our Planning Department estimates this for a full 96% of the parcels in the city!) and other California communities.

2. There is no showing that such draconian measures are warranted to meet real housing needs. Here’s how SB 827 would work (with proposed SB 828 and already passed SB 35 and SB 827) It gives the green light for building of multi unit residential properties, some up to 100 ft. vs the current, long standing height limitations, of about half that. This will significantly increase luxury, high end housing and urban density, big time. The purpose behind and consequence of so dramatically increasing urban density is to create a platform for SB 828 and SB 35, which mandate that a certain percentage of what is to be built must be “affordable housing.” So the “price” to be exacted by this legislation from our cities and other California communities --the build-way up-and-way out crowding and impaction, and attendant infrastructure expense—is nothing more than a crude, unwarranted and “overkill” means of to get more “affordable housing”!

3. But there are discreet, effective means to achieve more affordable housing if that is the goal. For example, there are literally thousands of affordable housing units in San Francisco, with permits granted, long awaiting to be built. And tech companies (for example, Facebook and Google) with facilities outside San Francisco are now starting to build housing for employees there. Again, what is needed for the already permitted affordable housing still to be built are discreet fixes, not state-wide impositions. For example, consider imposing a “vacancy tax” on already permitted housing still not built, and/or float tax deductible affordable housing bonds, all to make the ready-to-be-built affordable housing “pencil out” for developers/builders. And what is needed for tech worker housing is incentivizing the tech companies and their local communities to construct more proximate housing. As for the tech workers who want to live in SF while they work elsewhere: Their desire to do so they can patronize city bars, restaurants and entertainment venues simply does not constitute any kind of justifiable basis for a state law, under the guise of a stretched- beyond- recognition definition of “affordable housing”, to accord them housing wherever they would like it. No need for the launching of a “nuclear option.”

4. The infrastructure costs of hugely increasing population and building density will be born by local communities. The escalated costs of police and fire protection, gas, electric and sewage conduits and service, schools, social services and parks-- these would burden local communities for decades, if not centuries to come.

Conclusion: Vote “NO” on SB 827 and SB 828, without amendments.

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:29 PM
To: Sheehy, Jeff (BOS); Fatooh, Martin (BOS); Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

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

From: B1 [mailto:charnab1@aol.com]
Sent: Thursday, March 29, 2018 12:16 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneyfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>; info@sfmca.org
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

charna ball
SF CA

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:29 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Oppose SB 827 with no amendments
Categories: 180162

From: Gibson, Jeffrey [mailto:Jeffrey.Gibson@Sothebyshomes.com]
Sent: Thursday, March 29, 2018 11:58 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose SB 827 with no amendments

Dear Board of Supervisors:

As a resident of San Francisco, I urge you to Oppose SB 827 with no amendments.

Best regards-

Jeffrey G. Gibson
Senior Vice President, Brokerage Manager
Sotheby's International Realty
117 Greenwich Street | San Francisco, CA 94111
d. 415.296.2200 | f. 415.901.1765 DRE #01407690
sothebyshomes.com | onlywithus.com



This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:29 PM
To: Carroll, John (BOS)
Subject: FW: Senate bills re housing

Categories: 180162

From: Malone, Ruth [mailto:Ruth.Malone@ucsf.edu]

Sent: Thursday, March 29, 2018 11:46 AM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

Subject: Senate bills re housing

Dear Representatives,

As a Cow Hollow area resident, I am writing to express my strong opposition to the Wiener bills that would remove all local control over design and density. While everyone recognizes there is a need for more housing, and while I am generally in support of increased density of well-designed housing near BART stations, this bill would affect virtually every street in the city due to our good transit systems. Decisions about what should be permitted and where should take into account local geography, neighborhood context and design elements. I am concerned that this giveaway to developers would displace those renters whom it is ostensibly intended to help and disrupt the local planning process, which while admittedly imperfect allows for the participation of local residents and their engagement in matters which will have direct effects on their lives. Coming on the heels of what I called the "sidewalk vomit protection bill" also pushed by Wiener to encourage bars to stay open and serve alcohol until even later, this action means I will never again vote for Scott Wiener. I hope you will stand up to this power grab. There are better ways to incentivize development of more housing without taking away all local responsibility.

Best,
Ruth Malone
2823 Pierce St
San Francisco

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:28 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: SB827

Categories: 180162

From: James Beard [mailto:jimandhebe@sbcglobal.net]

Sent: Thursday, March 29, 2018 11:39 AM

To: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Jell.Sheehy@sfgov.org; Arron.Peskin@sfgov.org; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Sandra.Feweer@sfgov.org; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

Subject: SB827

Dear Mayor Ferrell and members of the Board of Supervisors, City of San Francisco;

My wife, Hebe, and I have owned property on Russian Hill since 1991, and have lived here, at 1215 Greenwich Street, since 2004. We chose to live here because San Francisco is a beautiful city with a very unique local charm. We believe that SB827, if enacted, would remove too much local control over development within the City. There have to be better ways to achieve some of the sensible goals that are contained within SB827 (i.e. making use of public transportation more desirable through residential planning). We urge you to oppose it.

Respectfully,

James Beard

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:27 PM
To: Sheehy, Jeff (BOS); Fatooh, Martin (BOS); Fewer, Sandra (BOS); Fregosi, Ian (BOS); Ronen, Hillary; Beinart, Amy (BOS); Carroll, John (BOS)
Subject: FW: SB827
Categories: 180162

From: www.cometomamma.org [mailto:cometomamma@gmail.com]
Sent: Thursday, March 29, 2018 10:39 AM
To: Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>; Chung, Sharon (BOS) <sharon.chung@sfgov.org>
Cc: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; info@cowhollowassociation.org
Subject: SB827

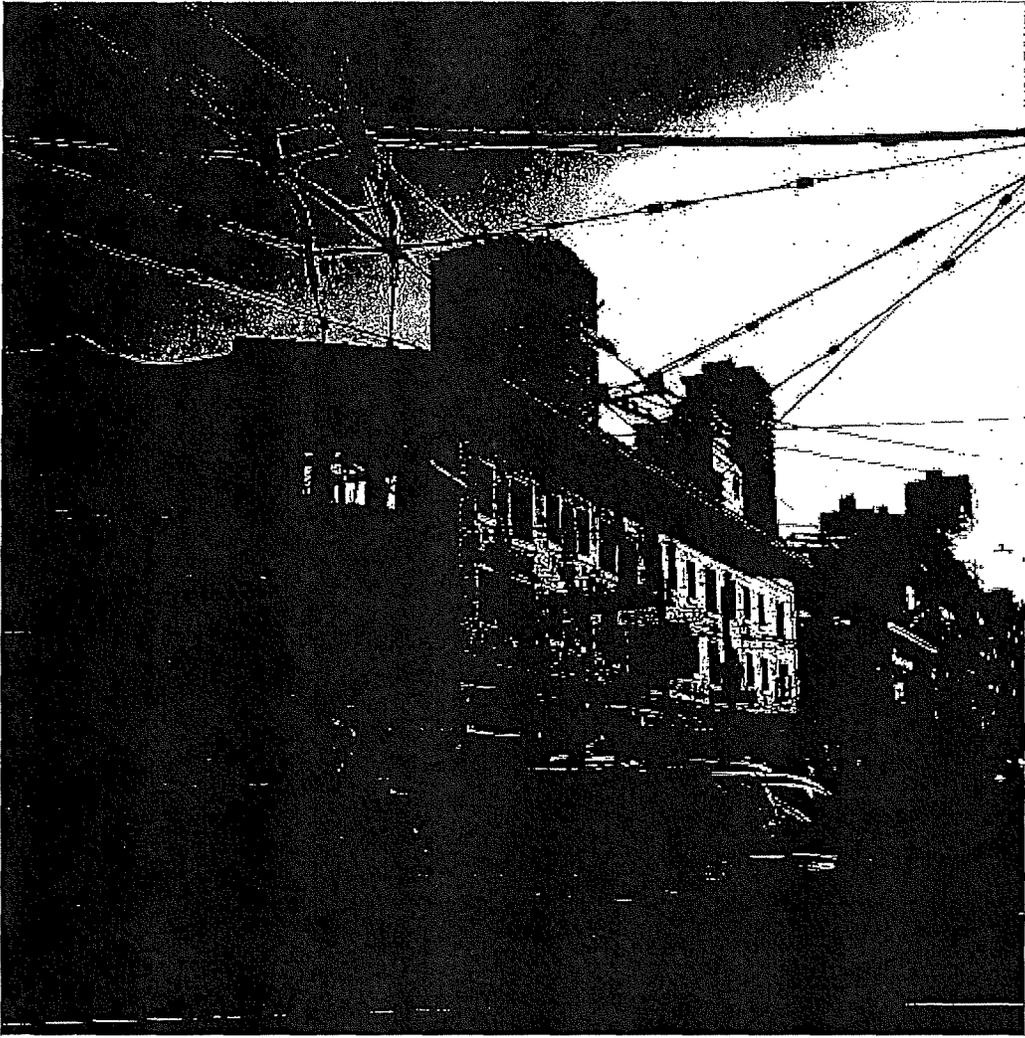
Hello Representatives,

I'm writing to voice my objection to SB827. I feel it's a very short sighted bill that has no long term vision. Increasing height limit's and density will only stress the City of SF beyond it's capabilities. Already our Hetch Hetchy water is being diluted by recycled sewer water. The roads are crumbling. Public transport is already stressed too. The powerlines are all over the place. And the Bay is vulnerable to pollution. Height limit upzoning will not solve the housing crisis, or homelessness. More people will come and the prices will increase. There is still a lot of building potential within the zoning restrictions we have, and with design control. I don't want a bill that has lines thru most of it because it's crap. Start over. Get more input from residents for the future.

There will be more burnt out buildings like this one in hopes of putting monstrosities up. Protect what we have and make it better. Build on what is allowed.

Thank you for your work ,

Alison Price





Alison E Price LM CPM

www.cometomamma.org

415 238 2585

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:26 PM
To: Sheehy, Jeff (BOS); Fewer, Sandra (BOS); Fatooh, Martin (BOS); Fregosi, Ian (BOS); Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Categories: 180162

From: Kim Andrews [mailto:kimandrews@pacbell.net]
Sent: Thursday, March 29, 2018 10:20 AM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodnevfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing. All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Kim Andrews

3211 Baker St.

San Francisco, CA 94123

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:25 PM
To: Sheehy, Jeff (BOS); Fewer, Sandra (BOS); Fatooh, Martin (BOS); Boillard, Chelsea (BOS); Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Categories: 180162

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

From: Suzanne Russack [mailto:sukirussack@gmail.com]
Sent: Thursday, March 29, 2018 9:36 AM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

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These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Suzanne Russack

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:24 PM
To: Sheehy, Jeff (BOS); Fewer, Sandra (BOS); Fatooh, Martin (BOS); Boillard, Chelsea (BOS); Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Categories: 180162

From: Bret Andrews [mailto:bretandrews@pacbell.net]
Sent: Thursday, March 29, 2018 8:12 AM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. These bills are not the solution to ANY problem. Furthermore, they will destroy many beautiful California cities such as San Francisco to the benefit of developers pocket books.

Please OPPOSE!

Kind Regards,

Bret Andrews

3211 Baker St., San Francisco

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:24 PM
To: Carroll, John (BOS)
Subject: FW: OPPOSE SB 827

Categories: 180162

From: Bill Kan - MPIC [mailto:bill.kan.mpic@gmail.com]
Sent: Thursday, March 29, 2018 12:42 AM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: OPPOSE SB 827

Dear San Francisco Board of Supervisors,

I respectfully ask that you oppose SB 827. SB 827 is an attempt at a one size fits all solution that threatens to destroy many of qualities that make San Francisco unique and attractive to people that currently reside and those that want to live in San Francisco.

Sincerely,
William Kan
542 Myra Way
San Francisco

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:24 PM
To: Carroll, John (BOS)
Subject: FW: Miraloma Park Improvement Club OPPOSES SB 827.

Categories: 180162

From: Miraloma Park Improvement Club [mailto:miralomapark@gmail.com]
Sent: Thursday, March 29, 2018 12:34 AM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Miraloma Park Improvement Club <miralomapark@gmail.com>
Subject: Miraloma Park Improvement Club OPPOSES SB 827.

Dear San Francisco Board of Supervisors,

The stated purposes of the Miraloma Park Improvement Club include the preservation of Miraloma Park's single-family zoning status and advocacy for consistent, quality architectural design in new and revised housing.

The MPIC OPPOSES SB 827 because we believe it threatens single-family zoning for Miraloma Park, and SB 827 would disrupt the consistency and quality of architectural design in housing in Miraloma Park.

Best regards,

Bill Kan
President
Miraloma Park Improvement Club

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:23 PM
To: Carroll, John (BOS)
Subject: FW: Senate Bill 827

Categories: 180162

From: Christopher Sabre [mailto:csabre@mac.com]
Sent: Wednesday, March 28, 2018 8:19 PM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Senate Bill 827

My name is Christopher Sabre, a San Francisco resident and voter. I urge you to pass a resolution to oppose State Senate Bill 827. Please flatly oppose the Bill, NOT seek to amend it. Even with amendments, the Bill would transfer power to the State to decide important land use matters for our City. I can think of no reason that any of you should want to turn over to the State those kinds of powers.

Thank you.
Christopher Sabre

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:22 PM
To: Carroll, John (BOS)
Subject: FW: OPPOSE SB 827

Categories: 180162

From: Cheryl BANCROFT [mailto:cherylban@aol.com]
Sent: Wednesday, March 28, 2018 7:50 PM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Cheryl Bancroft <cherylban@aol.com>
Subject: OPPOSE SB 827

Dear Supervisors,

My name is Cheryl Bancroft, a San Francisco resident and voter. I urge you to pass a resolution to flatly oppose State Senate Bill 827 rather than amend it..

Amendments of the Bill would still transfer power to the State to decide important land use matters for our City which should be kept local.

I can think of no reason that any of you should want to turn over to the State those kinds of powers.

Thank you.

Cheryl Bancroft

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:22 PM
To: Fatooh, Martin (BOS); Boilard, Chelsea (BOS); Fewer, Sandra (BOS); Sheehy, Jeff (BOS); Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Categories: 180162

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

From: George K. Merijohn, DDS [mailto:merijohn@merijohn.com]
Sent: Wednesday, March 28, 2018 6:59 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

George K. Merijohn

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:21 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

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

From: Susan Spiwak [mailto:susie@merijohn.com]
Sent: Wednesday, March 28, 2018 6:56 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodnevfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Susan Spiwak

**Sunshine Ordinance Task Force
Complaint Summary**

File No. 18024

Patrick Roddie V. Department of Public Health

Date filed with SOTF: 03/25/18

Contacts information (Complainant information listed first):

patrick@webbery.com (Petitioner/Complainant)

Barbara Garcia, Linda Acosta, and Colene Chawla, Department of Public Health (Respondent)

File No. 18024: Complaint filed by Patrick Roddie against the Department of Public Health for allegedly violating Administrative Code (Sunshine Ordinance), Section 67.21, by failing to respond to a public records request in a timely and/or complete manner.

Administrative Summary if applicable:

On February 26, 2018, the Complainant requested the following:

The dates, times and unique record numbers of all deaths pronounced at medical facilities administered by DPH and for which electronic records had been created: San Francisco General Hospital, Laguna Honda Hospital and within Managed Care administered by DPH.

Complaint Attached.

Young, Victor

From: Patrick Roddie <patrick@webbery.com>
Sent: Saturday, March 24, 2018 11:11 AM
To: SOTF, (BOS)
Subject: Roddie vs. Dept of Public Health - Sunshine Ordinance complaint: hospital records
Attachments: 01-DPH-SOTF-2018-02-26.pdf

To the Sunshine Ordinance Task Force,

I am filing a new Sunshine Ordinance complaint against the San Francisco Department of Public Health.

On February 26, 2018, I requested the dates, times and unique record numbers of all deaths pronounced at medical facilities administered by DPH and for which electronic records had been created: San Francisco General Hospital, Laguna Honda Hospital and within Managed Care administered by DPH. Please find attached the USPS Certified Mail copy of my request.

As of today, March 24, 2018, I have received no communication from DPH regarding this request by telephone, email, postal mail or any other method.

By failing - once again - to respond to my public records request in a timely and/or complete manner, DPH has violated San Francisco Administrative Code (Sunshine Ordinance) Section 67.21.

Thank you for your time and efforts,

Patrick Roddie

Patrick Roddie
patrick@stopsprayingus.com
415-336-4728

PATRICK RODDIE

February 26, 2018

Custodian of Record
Department of Public Health
101 Grove Street
San Francisco, CA 94102

Sent by USPS Certified Mail: 70151730000049842236

To whom it may concern,

As is my right under the San Francisco Sunshine Ordinance, I request the following records.

- 1) For as long as electronic records have been created until February 28, 2018, I request the dates, times and unique record numbers of all deaths pronounced at Zuckerberg San Francisco General Hospital (formally San Francisco General Hospital).
- 2) For as long as electronic records have been created until February 28, 2018, I request the dates, times and unique record numbers of all deaths pronounced at Laguna Honda Hospital.
- 3) For as long as electronic records have been created until February 28, 2018, I request the dates, times and unique record numbers of all deaths pronounced within Managed Care administered by the San Francisco Department of Public Health.

I understand there is no fee, other than the cost of electronic media which I will provide and mail to you.

Sincerely yours,

Patrick Roddie

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 29, 2018 2:16 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: SB 827
Attachments: Paul Webber 827 ltr, v2.docx

Categories: 180162

From: pwebber928@aol.com [mailto:pwebber928@aol.com]
Sent: Wednesday, March 28, 2018 6:03 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Fwd: SB 827

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

From: pwebber928 <pwebber928@aol.com>
To: jane.kim <jane.kim@sfgov.org>; katy.tang <katy.tang@sfgov.org>; ahsha.safai <ahsha.safai@sfgov.org>; norman.yee <norman.yee@sfgov.org>; catherine.stefani <catherine.stefani@sfgov.org>; malia.cohen <malia.cohen@sfgov.org>; sandra.fewer <sandra.fewer@sfgov.org>; london.breed <london.breed@sfgov.org>; aaron.peskin <aaron.peskin@sfgov.org>; jeff.sheehy <jeff.sheehy@sfgov.org>; hillary.ronen <hillary.ronen@sfgov.org>; board.of.supervisors <board.of.supevisors@sfgov.org>
Sent: Wed, Mar 28, 2018 5:42 pm
Subject: Fwd: SB 827

Ladies and Gentlemen, Pls find attached my letter to you urging you to adopt a resolution to DEFEAT SB 827, NOT AMEND IT.
Thank you.
Paul Webber

Paul Webber

A North Beach Resident

San Francisco, CA

March 28, 2018

San Francisco Board of Supervisors

Re: Senate Bill 827

Ladies and Gentlemen:

In anticipation of your hearing on April 3, 2018, on a resolution in opposition to Senate Bill 827, I am urging you to amend the resolution so that it supports the rejection of the Bill in its entirety.

There are two versions of the resolution in the file for the item, both of which support some amendments. Version 1 seeks an amendment to exclude San Francisco as a charter city. Version 2 follows 1 AND “applauds” recent amendments to the Bill to “strengthen tenant rights”, which as you know are illusory and can be easily avoided by a savvy developer. Version 2 also recites that the City is “committed to working with” other outsiders to “address the State’s housing crises by amending” the Bill ... In other words, **SUPPORTS** the bill in some fashion. **BUT AT WHAT PRICE?**

Ignoring all of the substantive deficiencies which others have so eloquently recited, the most destructive feature is that the City will be losing control over one of its most important municipal affairs as a charter City and that is its power to regulate local land use. But you say, “Well we said in the resolution that we needed to retain control.” Let’s pars through that.

The Bill is aimed squarely at the perceived housing shortfalls in the three principal coastal charter city areas, San Francisco, Los Angeles and San Diego. So why in the world would the sponsors and legislature exclude those areas, and leave such "major metropolitan" areas as Stockton, Fresno, Bakersfield and San Bernardino? They have plenty of land to build upon. **THE EXCLUSIONS BEING SOUGHT ARE UNREALISTIC.** Which is why the LA City Council just voted to defeat it.

If you support any of the bill, it will be a loss for the City. Instead of elected officials accountable to the voters of the City having control over our land use decisions, the state legislature would decide our fates, most of whom have no "skin in the game." **Further you don't need it to expressly preserve your charter city powers. They just exist under the California Constitution or they don't. Let the courts tell you that.**

This should not be a partisan issue, but rather one upon which all our elected officials should agree. What could possibly be the reason for you giving up control of one of your most important functions you have. You can all disagree about the form and substance of local land use control, **BUT NOT ABOUT ITS EXISTANCE.**

So please adopt a resolution in opposition to SB 827, which **PROPOSES ITS DEFEAT, NOT ITS AMENDMENT.**

Thank you.

Paul Webber

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 4:14 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

From: Demko, Joseph N. [mailto:JND@JMBM.com]

Sent: Wednesday, March 28, 2018 2:17 PM

To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>

Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing. All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Joseph N. Demko

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 4:14 PM
To: BOS-Supervisors; Carroll; John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

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

From: Priscilla [mailto:priscillamuniz1@aol.com]
Sent: Wednesday, March 28, 2018 2:17 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,
Priscilla Muniz
Resident of the Marina

Sent from my iPhone

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 4:13 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: SB827

Categories: 180162

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

From: Angus Ba [mailto:angusbarnett@gmail.com]
Sent: Wednesday, March 28, 2018 3:00 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; info@cowhollowassociation.org
Subject: SB827

Dear Supervisors,

My name is Angus Barnett and I live in Cow Hollow neighborhood. I find it hard to believe that our Senate representative would so brazenly abandon the people he represents. SB-827 gives away our city to real estate developers and speculators bankrolled by big financial interests. In short, the special interest lobby is happy to have our Senator in Sacramento. That's why all of you, our Supervisors, need to collectively support our right as a Charter City to maintain control over our land use decisions. That's not a progressive, liberal or moderate issue. That's a fundamental right that needs to be protected.

SB-827 challenges that right. Amendments won't change that. Support the Resolution to Oppose SB-827 Without Amendments.

Regards,
Angus Barnett

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 4:12 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

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

From: Peter Fortune [mailto:peter.fortune@gmail.com]
Sent: Wednesday, March 28, 2018 3:10 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneyfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Peter Fortune

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 4:11 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

From: kristin kirmeier [mailto:mnkristin@hotmail.com]
Sent: Wednesday, March 28, 2018 3:37 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller.Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing. All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Kristin Kirmeier
Marina resident

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 4:11 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Oppose Proposed SB827

Categories: 180162

From: Donald Russell [mailto:dcrsfo@att.net]
Sent: Wednesday, March 28, 2018 3:44 PM
To: Arron.Peskin@sfgov.org; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Jell.Sheehy@sfgov.org; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Sandra.Feweer@sfgov.org; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; info@cowhollowassociation.org; info@sfmca.org; info@montereyheights.org; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose Proposed SB827

Honorable Supervisors,

I am writing to you to request that you oppose the proposed legislation SB827.

My wife and I are both natives of the beautiful city of San Francisco. I grew up in Monterey Heights and my wife in the Marina. We own property in Monterey Heights, Cow Hollow and the Marina. My wife, now retired, taught grammar school in North Beach for 40 years and I, now retired, am Chairman Emeritus of a construction company located in Dogpatch. We place great value in preserving the Neighborhoods and zoning requirements of San Francisco.

It is inconceivable to my wife and I that the leaders and planners of this beloved City would allow the State to decide what the City must build in our neighborhoods.

The zoning and building decisions MUST REMAIN under the control of local residents and their elected officials.

I request that you oppose SB827 (with no amendments). This is a ill-conceived proposed legislation.

Thank you for your consideration of my request.

Regards, Donald Russell

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 4:10 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827

Categories: 180162

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

From: Dan Friedman [mailto:djfvendor@comcast.net]
Sent: Wednesday, March 28, 2018 3:51 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Dan and Barbara Friedman
Scott St.

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 8:51 AM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Against SB 827

Categories: 180162

From: Jake Heggie [mailto:jake.heggie@sbcglobal.net]
Sent: Wednesday, March 28, 2018 8:45 AM
To: Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; info@doloresheights.org
Subject: Against SB 827

Greetings Supervisor Jeff Sheehy and the full Board -

My husband and I are homeowners on 21st Street in the Castro district of San Francisco and are writing to voice our strong, vehement opposition to the proposed bill SB 827.

We agree that there is a strong need for more housing options - and certainly more affordable housing options - but this seems to us the wrong approach and filled with potential hazards and pitfalls for our neighborhoods. We urge you to vote AGAINST SB 827.

Thank you,
Jake Heggie
Curt Branom

"Be yourself; everyone else is already taken." (Oscar Wilde)

www.jakeheggie.com

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 8:50 AM
To: Carroll, John (BOS)
Subject: FW: SB 827

Categories: 180162

From: Gerry Crowley [mailto:gerrycrowley34@gmail.com]
Sent: Wednesday, March 28, 2018 8:35 AM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SB 827

Dear Supervisors,

My name is Gerry Crowley, a San Francisco resident and voter. I urge you to pass a resolution to oppose State Senate Bill 827. Please flatly oppose the Bill, NOT seek to amend it. Even with amendments, the Bill would transfer power to the State to decide important land use matters for our City. I can think of no reason that any of you should want to turn over to the State those kinds of powers.

Thank you.

Gerry Crowley

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 8:50 AM
To: Carroll, John (BOS)
Subject: FW: Oppose SF827

Categories: 180162

From: Joan van Rijn [mailto:joanvanrijn@gmail.com]
Sent: Tuesday, March 27, 2018 8:27 PM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose SF827

Dear Supervisors,

My name is Joan van Rijn, a San Francisco resident and voter. I urge you to pass a resolution to oppose State Senate Bill 827. Please flatly oppose the Bill, NOT seek to amend it. Even with amendments, the Bill would transfer power to the State to decide important land use matters for our City. I can think of no reason that any of you should want to turn over to the State those kinds of powers.

Thank you.

Joan van Rijn
Resident of Miraloma Park
District 7

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 28, 2018 8:50 AM
To: Carroll, John (BOS)
Subject: FW: SB 827

Categories: 180162

From: Kate Mitchell [mailto:kate@scalevp.com]
Sent: Tuesday, March 27, 2018 7:19 PM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Wes Mitchell <wesmitchellsf@mac.com>
Subject: SB 827

Dear SF Supervisors,

I am Kate Mitchell, a San Francisco resident and voter (1980 Grant Avenue #7, SF 94133).

I urge you to pass a resolution to **oppose State Senate Bill 827**. Please flatly oppose the Bill, NOT seek to amend it. Even with amendments, the Bill would transfer power to the State to decide important land use matters for our City. I can think of no reason that any of you should want to turn over to the State those kinds of powers. We would prefer that our elected & appointed officials in San Francisco control the decisions here.

Thank you, Kate.

Kate D. Mitchell
Partner, Scale Venture Partners
950 Tower Lane, Suite 1150 | Foster City, CA 94404
o: (650) 378-6031 | t: @KateDMitchell
kate@scalevp.com | scalevp.com

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:36 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Support SB827

Categories: 180162

From: Will Bunnett [mailto:will@willbunnett.com]
Sent: Tuesday, March 27, 2018 1:47 PM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Support SB827

My name is Will, a San Francisco resident and voter. I am a member of Telegraph Hill Dwellers Association, which just urged me to ask you to oppose SB827 -- but I write instead to urge you to pass a resolution to *support* State Senate Bill 827. Please flatly support the Bill, or seek to amend it.

With amendments, the Bill would provide much-needed ability to build more densely in our city while sharing the burden for new housing much more equitably with other communities in the region and preserving restrictions on demolitions and evictions. I can think of no reason that any of you should want to stand in the way of this kind of progress on one of our most urgent problems.

Thank you.

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:35 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Oppose SB-827 with NO Amendments

Categories: 180162

From: :) [mailto:gumby5@att.net]

Sent: Tuesday, March 27, 2018 11:35 AM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>

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

Subject: Oppose SB-827 with NO Amendments

Dear Supervisors,

I understand that you will hold a meeting on April 3, 2018 to take up Senate Bill 827 (SB-827).

As a San Francisco resident and voter, I urge you to pass a resolution to oppose SB-827 ***without*** seeking to amend it.

Even with amendments, the Bill would transfer power to the State to decide important land use matters for our City. I can think of no reason that any of you should want to turn over to the State those kinds of powers.

Oppose SB-827 entirely.

Thank you for your time and attention to this matter.

Sincerely,

/s

Rose Hillson

District 2 Constituent

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:35 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: SB 827

Categories: 180162

From: Susan Zuckman [mailto:mail@illyricun.com]
Sent: Tuesday, March 27, 2018 10:37 AM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>
Cc: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine.(BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SB 827

The planning of the City is already out of control. People who do not live and work in the City have a poor understanding of our problems and concerns. Increased density without concerns for traffic, sewers, water, electricity, schools, parks, libraries - access to roads in an emergency - so many issues - is irresponsible. We need housing - especially affordable housing - but it should be a city-by-city decision, not State mandated. Mr. Weiner is misguided in his zeal. Please do not enact this bill.

Susan and Arnie Zuckman

1319 Kansas Street
San Francisco, CA 94107

415-824-1500

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:30 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Please OPPOSE State Senate Bill 827

Categories: 180162

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

From: Judy Irving [mailto:films@pelicanmedia.org]
Sent: Tuesday, March 27, 2018 10:18 AM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Please OPPOSE State Senate Bill 827

Dear Supervisors:

I'm a San Francisco resident and voter. I'm also a documentary filmmaker ("The Wild Parrots of Telegraph Hill"), and I know why this city appeals to tourists from around the world. Please don't ruin it! SB 827 would fundamentally — even with amendments — change San Francisco into a generic, bland copy of other cities, destroying its unique quality of life, which is such a draw for residents and visitors alike. Why would you give up your local land-use powers to the State? There are many other options for increasing housing stock in this city. Please oppose this developer give-away, which is cynically described as transit-rich housing. Don't be fooled, and please, don't be bought off.

Thank you,

Judy Irving
Producer/Director
"The Wild Parrots of Telegraph Hill"
"Pelican Dreams"

Pelican Media
1736 Stockton Street, Suite 2
Residence: 237 Greenwich #E
San Francisco, CA 94133.

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:30 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: No on 827

Categories: 180162

From: anna brockway [mailto:annabrockway@yahoo.com]

Sent: Tuesday, March 27, 2018 10:05 AM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; info@cowhollowassociation.org

Subject: No on 827

Honorable Supervisors,

My name is Anna Brockway and I live in the Cow Hollow neighborhood. I am writing to you because **I am opposed to Scott Wiener's Senate Bill 827** and I do not believe that amending this much flawed legislation would make our housing crisis better. The answer is better public transit from surrounding Bay Area communities.

Anna Brockway

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:30 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Senate Bill 827

Categories: 180162

From: Scott Heldfond [mailto:scott.heldfond@aon.com]

Sent: Tuesday, March 27, 2018 9:30 AM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; info@cowhollowassociation.org

Subject: Senate Bill 827

Honorable Supervisors,

My name is Scott R. Heldfond and I live in the Cow Hollow neighborhood. I am writing to you because I am opposed to Scott Wiener's Senate Bill 827 and I do not believe that amending this much flawed legislation would make any difference. For years we've been hearing about a housing crisis that has become increasingly entrenched and perpetuated by the continued speculative behavior. But instead of pointing to the culprit, we've been told that upping the production of market-rate housing is the cure. We've been manipulated by the special interest and real estate lobby to believing that the problem is the long permit cycle. SB827 is the height of this deceit and I'm here to urge you to vote yes on the resolution introduced by Supervisors Peskin, Ronan, Yee, and Fewer to oppose this awful bill with NO AMENDMENTS because there is nothing in this bill to salvage.

What we're faced with is an affordability crisis that will surely get exacerbated with SB827. A bill that removes zoning limit restrictions while upping the building mass to extraordinary levels will raise land values astronomically. The winners will be speculators and the losers will be us: the ordinary San Franciscans who will be pushed out to make room for the rich and famous.

Senator Wiener's response to this has been introducing amendments to supposedly protect tenants from displacement. On paper, these amendments sound good but in real life, they don't work and he knows it. Even the Planning's recent analysis of March 8th points to the same conclusion: Who is responsible for enforcing the tenants' relocation package and right to return? What if the replacement building is a for sale project instead of a rental dwelling?

We can't be fooled with these disingenuous measures and neither should you. That's why I urge you to vote yes on the resolution to oppose SB827 and I further urge you NOT to opt for any amendments. The city of Los Angeles has already voted against this bill.

Regards,

Consulate of the Republic of Rwanda

Scott R. Heldfond

Honorary Consul General

+415 394 5555

scottrh@ix.netcom.com

sheldfond@minaffet.gov.rw



Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:29 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: proposed legislation SB 827

Categories: 180162

From: Janet D [mailto:altones@sbcglobal.net]
Sent: Monday, March 26, 2018 10:16 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: proposed legislation SB 827

Dear Board of Supervisors ,

I ask that you vote to oppose SB 827 in the Board of Supervisors' resolution slated for a vote on April 3. SB 827 is bad for California and worse for San Francisco.

I agree that San Francisco and California should add more housing. I disagree with the state mandating the same height, density, and parking for all 400+ California jurisdictions. SB 35 (along with related laws) already mandates San Francisco to build housing and to meet its annual targets for all income levels. San Francisco is building new housing and hitting its goals for market-rate housing. We need to increase production of more affordable housing, which this bill does not incentivize.

Senator Wiener's SB 827 is a top-down, heavy-handed approach to housing policy. It will force inappropriate development on San Francisco and take local planning and zoning decisions away from city officials and taxpayers. The bill cannot be amended; you can't fix a bad bill.

Why is this bill so bad? Our Planning Department says that the entire city – about 95% of parcels - will be affected. Removing height and density limits will only increase land values that are already enormously inflated. It will make housing even more expensive and put more pressure on our existing affordable housing stock and displace people who can not afford the higher rent values that it will drive. It will give unilateral power to developers to decide height and density for eligible parcels (95% of the city.) Who benefits from this bill? Only real estate speculators and developers who stand to make more profits without making any further contributions beyond current inclusionary and other city housing programs. (For more specifics see attached Fact Sheet.)

San Francisco will be most affected by this ill-advised bill along with other parts of the Bay Area and other metropolitan areas. I ask you to uphold the city's right to make and guide our own decisions about land use and development and to continue our housing programs to produce new housing for all income levels.

That's why SB 827 must be opposed in its entirety. You can't make this flawed legislation better. We urge you to vote to Oppose SB 827 With No Amendments.

Sincerely,

Janet and Ronald Dong
3631 21 st
San Francisco, Ca 94114

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:25 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Opposition to SB827

Categories: 180162

From: Hamilton-Hemmeter [mailto:hamhem@comcast.net]
Sent: Monday, March 26, 2018 11:28 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Opposition to SB827

Dear Board of Supervisors,

I am writing in hopes that you will oppose SB827 as an over-reaching, unworkable attempt to deal with issues and land use that should remain in the hands of local governments.

Decisions regarding development, housing and transit are all local issues, not State issues.

Thank you, Amanda M. Hamilton

846 Green Street

SFCA 94133

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 4:22 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: SB 827

Categories: 180162

From: Bernie Katzmann [mailto:katzmannsf@aol.com]
Sent: Sunday, March 25, 2018 6:34 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SB 827

Dear Supervisors,

I am a resident of Dolores Heights. As I understand, SB 827 will allow building heights of 55 feet in that area as well as most areas currently zoned for significantly more limited building heights. While I am staunch proponent of more housing, especially housing for lower and mid-income San Franciscans, this legislation make absolutely no sense in areas currently zoned for single family homes where the addition of mid-rise buildings will totally destroy the character of many neighborhoods throughout San Francisco. While we have seen much change in our City, most of it has been good, but San Francisco is rapidly losing its personality as a city with wonderful neighborhoods and character. This is NOT a NIMBY concern, but I really believe that areas currently zoned for mid-rise and high-rise buildings are the areas where new taller housing should be promoted.

I look forward to your reply.

Sincerely,

Bernie Katzmann

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 3:08 PM
To: BOS-Supervisors; Carroll, John (BOS); Somera, Alisa (BOS)
Subject: FW: Stop SB 827

Categories: 180162

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

From: bb2250 [mailto:bb2250@gmail.com]
Sent: Tuesday, March 27, 2018 12:15 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; info@cowhollowassociation.org
Subject: Stop SB 827

As a long-time SF resident and business owner I strongly oppose SB 827.

Gary Stolozoff Ph.D.

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 3:07 PM
To: BOS-Supervisors; Carroll, John (BOS); Somera, Alisa (BOS)
Subject: FW: Please opposition to SB827 by adopting the resolution against it

Categories: 180162

From: Jason Jungreis [mailto:jasonjungreis@gmail.com]
Sent: Tuesday, March 27, 2018 2:03 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; info@cowhollowassociation.org
Subject: Please opposition to SB827 by adopting the resolution against it

Dear Supervisors,

I'm writing to express my strong opposition to SB827 and urge you to adopt the resolution introduced by Supervisors Peskin, Ronan, Yee, and Fewer to oppose this bill with NO amendments. This bill is not only a giveaway to developers but it also strips away our rights to self determination and the ability to negotiate the best affordable housing deals possible with these developers. Our housing crisis is the affordability crisis, something that this bill shamelessly ignores. SB827 doesn't even have the inclusionary mandate offered by Home-SF and if anything, it will undermine this program as indicated by the Planning's latest analysis. Allowing many more uses on a property and removing restrictions on height and building mass will increase our already inflated land values astronomically. In a city where speculators grab every single fixer/upper that comes on the market, the last thing we need is to incentivize speculative behavior by upping the potential of these fixer uppers. In today's market, a single family fixer that goes for \$1.5MM on the average will yield 2 and at most 3 units to developers. Imagine what it does to the price of land if the same fixer were to yield 10 units!

And what about our tenants that have been the most vulnerable all along? Senator Wiener's so called "Displacement Protections" won't do anything for our tenants and he knows it. Why? Because developers can simply empty the building by way of buyouts, OMI's, and Ellis Act before they show up at the Planning to apply for permit. This happens today and it will happen even more so if this bill becomes the law. Even the Planning Department's most recent legislative analysis points to the same issues. We can see right through these amendments. Supervisors, you are accountable to your constituents and not some special lobby in Sacramento.

I urge you to support the resolution introduced by Supervisors Peskin, Ronan, Yee, and Fewer to oppose this bill with NO amendments.

Thank you.

Jason Jungreis

527 47th Avenue

San Francisco 94121

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 8:21 AM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Oppose SB827

Categories: 180162

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

From: Peter Fortune [mailto:peter.fortune@gmail.com]
Sent: Monday, March 26, 2018 5:12 PM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose SB827

Dear Supervisors -

I have owned my home in San Francisco since 1984. I am extremely disturbed by Scott Weiner's SB827.

PLEASE PASS A RESOLUTION OPPOSING Senate Bill 827.

Also, PLEASE OPPOSE any attempt to amend this bill. Amending it would be like PUTTING LIPSTICK ON A PIG.

We absolutely cannot transfer to the State the power to govern and decide land use in our City.

Thank you.

Peter Fortune

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 8:20 AM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Oppose SB-827 & SB-828

Categories: 180162

From: suzanne.keeble [mailto:suzanne.keeble@gmail.com]
Sent: Monday, March 26, 2018 5:43 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose SB-827 & SB-828

I am a native San Franciscan. Scott Weiner's proposed bills SB-827 & SB-828 will destroy our city. He has completely sold us out, to no one's surprise. Oppose these bills and amendments completely. Do not undermine the will of the people of SF.

Suzanne Keebler
District 3

Sent from my Samsung Galaxy , an AT&T LTE smartphone

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 27, 2018 8:20 AM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: SB-827 SB-828

Categories: 180162

From: Thalia Georgopoulos [mailto:thalia@movingmedia.com]
Sent: Monday, March 26, 2018 8:01 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SB-827 SB-828

Please vote against this crazy ordinance!

It basically punishes San Francisco for having transportation by allowing all our neighborhoods to be destroyed, going from colorful Victorians to 10 story monstrosities. most of the city is within 1/4 mile of a damn bustop! Who tears down a city famous for its beauty like that? WTF!
The suburban sprawl isn't touched in this ordinance because there is basically 0 transportation there. And where there is I suppose they are proposing taking out California's main business corridor. Who the hell wrote this? Where they smoking the money they took from the developers?

Sent from my iPhone

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 26, 2018 4:48 PM
To: BOS-Supervisors; Carroll, John (BOS); Somera, Allsa (BOS)
Subject: FW: Opposition to SB 827

Categories: 180162

From: Sam Fleischmann [mailto:samjfleischmann@gmail.com]
Sent: Monday, March 26, 2018 2:51 PM
To: BreedStaff, (BOS) <breedstaff@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; scott.wiener@sen.ca.gov
Subject: Opposition to SB 827

Dear Supervisor Breed:

I am one of your constituents. I live at 817 Grove Street. I am a native San Franciscian, and have lived at this address for 23 years.

I ask that you vote to oppose SB 827 in the Board of Supervisors' resolution slated for a vote on April 3. SB 827 is bad for California and worse for San Francisco.

I agree that San Francisco and California should add more housing. I disagree with the state mandating the same height, density, and parking for all 400+ California jurisdictions. SB 35 (along with related laws) already mandates San Francisco to build housing and to meet its annual targets for all income levels. San Francisco is building new housing and hitting its goals for market-rate housing. We need to increase production of more affordable housing, which this bill does not incentivize.

Senator Wiener's SB 827 is a top-down, heavy-handed approach to housing policy. It will force inappropriate development on San Francisco and take local planning and zoning decisions away from city officials and taxpayers. The bill cannot be amended; you can't fix a bad bill.

Why is this bill so bad? Our Planning Department says that the entire city – about 95% of parcels - will be affected. Removing height and density limits will only increase land values that are already enormously inflated. It will make housing even more expensive and put more pressure on our existing affordable housing stock and displace people who can not afford the higher rent values that it will drive. It will give unilateral power to developers to decide height and density for eligible parcels (95% of the city.) Who benefits from this bill? Only real estate speculators and developers who stand to make more profits without making any further contributions beyond current inclusionary and other city housing programs.

San Francisco will be most affected by this ill-advised bill along with other parts of the Bay Area and other metropolitan areas. I ask you to uphold the city's right to make and guide our own decisions about land use and development and to continue our housing programs to produce new housing for all income levels.

That's why SB 827 must be opposed in its entirety. You can't make this flawed legislation better. We urge you to vote to Oppose SB 827 With No Amendments.

Sincerely,

Sam Fleischmann

Cc: Board of Supervisors - board.of.supervisors@sfgov.org

State Senator Scott Wiener - scott.wiener@sen.ca.gov

State Assemblyman David Chiu (via his website)

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 26, 2018 10:48 AM
To: BOS-Supervisors; Carroll, John (BOS); Somera, Alisa (BOS)
Subject: FW: Please Oppose State Senate Bill 827

Categories: 180162 .

From: Gower Smith [mailto:gower.smith@gmail.com]
Sent: Sunday, March 25, 2018 8:29 PM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Robyn Smith <robyngowersmith@gmail.com>
Subject: Please Oppose State Senate Bill 827

Dear Supervisors,

I write on behalf of my wife Robyn and I (Gower Smith), San Francisco residents for 18 years and voters. We urge you to pass a resolution to oppose State Senate Bill 827.

Please flatly oppose the Bill, NOT seek to amend it. Even with amendments, the Bill would transfer power to the State to decide important land use matters for our City. I can think of no reason that any of you should want to turn over to the State those kinds of powers.

Thank you.

Gower & Robyn Smith
+1(415) 370-6600

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Friday, March 23, 2018 9:17 AM
To: BOS-Supervisors; Carroll, John (BOS); Somera, Alisa (BOS)
Subject: FW: SB 827

Categories: 180162

From: Dan Glazer [mailto:hotcookiedan@yahoo.com]
Sent: Thursday, March 22, 2018 6:05 PM
To: Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SB 827

Dear Jeff Sheehy and board of supervisors,

SB 827 is the wrong approach. Please vote on a resolution to oppose SB 827 on April 3rd

Thank you,

Dan Glazer
(resident of SF)

Dan Glazer
San Francisco, Ca. 94114
680 Sanchez street
Cell 415-308-2092

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Thursday, March 22, 2018 12:15 PM
To: BOS-Supervisors; Carroll, John (BOS); Somera, Alisa (BOS)
Subject: FW: Opposition to SB 827

Categories: 180162

From: Bruce Muncil [mailto:bruc62@comcast.net]
Sent: Thursday, March 22, 2018 12:14 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Opposition to SB 827

Dear Supervisors

My name is Bruce Muncil and I live in the Dolores Heights neighborhood.

Senator Scott Wiener's proposed bill SB 827 is bad for California and worse for San Francisco.

On April 3, the Board of Supervisors will be voting on a Resolution that the City of San Francisco oppose SB 827. Please support this Resolution and Oppose SB 827.

Senator Wiener's SB 827 is a top-down, heavy-handed approach to housing policy. It will force inappropriate development on San Francisco and take local planning and zoning decisions away from city officials and taxpayers. The bill cannot be amended; you can't fix such a flawed bill.

Our Planning Department says that the entire city -- about 95% of the City's parcels - will be affected. Removing height and density limits will only increase land values that are already enormously inflated, making housing even more expensive. But that seems to work for our Senator, since this bill is really a giveaway to real estate speculators and developers.

If passed, Senate Bill 827 would:

- Remove current height controls.
- Allow a developer to jam in as many units on a lot as can fit.
- Remove minimum parking requirements.
- Take away our voice in neighborhood planning.

If passed, Senate Bill 827 also would:

- NOT adequately protect tenants who will be displaced by construction.
- NOT effectively provide any additional affordable housing.
- NOT provide for needed infrastructure to support new units.
- NOT provide for added demand for public safety services.

San Francisco will be most affected by this ill-advised bill, along with a few other parts of the Bay Area and other metropolitan areas. Above anything else, we elected our Supervisors to uphold the City's right to make and guide our own decisions about land use and development.

That's why SB 827 must be opposed in its entirety. You can't make this flawed legislation better. I urge you to vote to Oppose With No Amendments.

Sincerely,
Bruce Muncil
336 Cumberland

Carroll, John (BOS)

From: Mchugh, Eileen (BOS)
Sent: Thursday, March 22, 2018 11:11 AM
To: Carroll, John (BOS)
Subject: FW: Oppose SB 827

Categories: 180162

One slipped away...

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 13, 2018 8:03 AM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>
Subject: FW: Oppose SB 827

From: Kristine Johnson [<mailto:kristinemjohnson38@gmail.com>]
Sent: Monday, March 12, 2018 4:17 PM
To: ane.kim@sfgov.org; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; CatherineStefani@sfgov.org; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; info@cowhollowassociation.org
Subject: Oppose SB 827

Dear Supervisors Land Use Committee:

I am writing to express my opposition to SB 827.

San Francisco needs more housing. SB 827 is not the solution and will damage neighborhoods, worsen congestion and detract from the character that makes SF a desirable place to live, work and visit.

The decision to increase housing density by changing height limits MUST be accompanied by responsible analysis and planning. Your committee should consider raising height limits in a careful and targeted way preceded by:

1. A city wide neighborhood analysis of where changed height limits are appropriate and will not degrade neighborhood character and property values.
2. A transportation and infrastructure study of where rapid growth can take place without overloading San Francisco's already decaying infrastructure and worsening the traffic (already some of the worst in the nation).
3. A planning study to thoughtfully develop certain neighborhoods with live/ work/community options that can best harmonize with increased height limits.

I urge you to reject this measure. Thanks for your thoughtful consideration.

Kristine Johnson and Tim Dattels
2960 Vallejo Street
San Francisco

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, March 21, 2018 8:20 AM
To: BOS-Supervisors; Carroll, John (BOS); Somera, Alisa (BOS)
Subject: FW: Oppose SB 827

Categories: 180162

From: anastasia Yovanopoulos [mailto:shashacooks@yahoo.com]
Sent: Tuesday, March 20, 2018 4:59 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose SB 827

Dear President Breed and Members of the San Francisco Board of Supervisors,

Senate Bill 827 isn't in keeping with San Francisco's housing and planning policies.
Amendments cannot save SB 827.

Senator Wiener is promoting a "real estate bill" that caters to speculators. If passed, SB 827 would allow developers to build luxury units that our city neither needs nor wants, incentivize evictions and displace our most vulnerable residents.

- **Land use policies, and their impacts must be left to our local government, not the State Legislature, to determine.**

The State Legislature cannot possibly know the hundreds of unintended consequences of such a broad brush bill.

Supervisors, stand up for San Francisco now. Stand strong with communities, municipalities, and cities throughout California in opposition to SB 827.

- **Adopt a resolution opposing SB 827, with no amendments.**

Thank you.

Yours truly,

Anastasia Yovanopoulos,
Noe Valley Neighborhood Council member

File No
18011052
23/letter

Mchugh, Eileen (BOS)

From: Bill Holt <beeyil2@gmail.com>
Sent: Tuesday, March 13, 2018 8:36 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS);
Peskin, Aaron (BOS); sfoceanedge@earthlink.net
Subject: I support SB-827 !!!

Dear Land Use Committee member;

I support Scott Wiener's legislation and urge you to do the same. I am a local gardener-- not in any way associated with a developer!

I am perhaps on the minority on this-- but I think a bigger-picture (regional or state) approach to housing policy is preferable to the local approach, which seems (too often) to lead to obstructionism, NIMBYism, and, in the end, no building of new housing at all!

The population is increasing, people need somewhere to live. The city HAS to make changes to accommodate them. The current system is CLEARLY not adequate or up to that task.

William Holt
788 Minna Street (District 6)
415.902.6110

Mchugh, Eileen (BOS)

From: Karen Wood <karenmillerwood@gmail.com>
Sent: Monday, March 12, 2018 4:35 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Re: BOS Resolution 180162

Dear Supervisors Kim, Tang, and Safai:

I would like to apologize for speaking before being called on at today's Land Use and Transportation Committee hearing. It has been a while since I've testified at a public hearing, and I'd forgotten the proper process. I hope that my error, which was inadvertant, won't reflect poorly on my neighborhood association, the Miraloma Park Improvement Club.

Best regards,

Karen Wood

On Sun, Mar 11, 2018 at 10:29 PM, Karen Wood <karenmillerwood@gmail.com> wrote:

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 "opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process." Thank you.

Karen Wood
35 Sequoia Way
San Francisco 94127

Mchugh, Eileen (BOS)

From: Margaret Bradley Foley <margaret@bradley-foley.com>
Sent: Monday, March 12, 2018 2:47 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Oppose SB 827
Attachments: PastedGraphic-1.tiff

Dear Land Use Committee members,

We oppose SB 827. Please prevent this from passing.

IMPACT OF LEGISLATION Single-family homes are a prime target of Wiener's SB 827. In the bill Summary, it says "...restrictive zoning - such as mandating single-family homes in areas with access to high-quality transit-limits the number of Californians who can live near public transportation. These zoning controls are socially exclusive, anti-urban, and in opposition to the state's adopted climate goals." Apparently Wiener amended the bill to not displace the tenants nor demolish buildings with tenants, but everything else is left as is. The only next step if this is not defeated by the full Board of Supervisors and the Mayor is to stop it at the state level, but that is much harder. Other cities across California oppose the law and more are joining everyday - currently San Mateo County, Marin, Sunnyvale, Los Angeles, The League of CA Cities and the Sierra Club are opposed, but that may not be enough to defeat this in Sacramento. SB 827 KEY POINTS -This bill allows for taller denser developments within a 1/2 mile of a train station or a 1/4 mile of a frequent bus route (bus every 15 mins). -Streets less than 45 feet wide from curb to curb can build up to 45 or 55 feet. This can increase further to 65 or 75 feet depending on its distance from a major transit stop and with the State Density Bonus, that allows extra height. - Streets greater 45 feet wide from curb to curb can build up to 55 to 85 feet. This can increase further to 75 or 105 feet depending on its distance from a major transit stop and with the State Density Bonus. - It allows for additional heights of 10-12 feet for external mechanical roof structures.

- No provision for parking spaces. - The state's law has precedence over local city planning laws. - There will be no local control via the Planning Commission, supervisors or the mayor. - It would not be subject to local regulations concerning size, height, number of apartments, floor area ratio. - It would not be subject local design standards. - As this bill stands, it is possible that sites containing existing residential units, including single family homes, would be incentivized to redevelop at higher densities as property ownership changes. - This bill also does not cover the crucial issue of who will pay for infrastructure improvements to support the growth. - Risks such as increased evictions, rights of return for displaced tenants, increased demolitions, maintaining rent control units are not addressed in this bill. - There was no mention that a significant percentage of the housing stock in San Francisco sits unoccupied.

Margaret Bradley-Foley
Organic Grower / Producer
Petrichor Wines
707-291-5105

PETRICHOR

(pet-ri-kor) the scent of rain on dry earth

Mchugh, Eileen (BOS)

From: Martha Kropf <mwkropf@icloud.com>
Sent: Monday, March 12, 2018 1:59 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Subject: Opposition to SB 827

To All,

I am seventy three and have been a resident of San Francisco for forty three years. I live in the home my husband and I bought in 1975.

Please continue to support local control regarding the height and bulk of buildings in our city.

At the Land Use Committee meeting tomorrow **please oppose SB827.**

Martha Kropf

Mchugh, Eileen (BOS)

From: M. Reza Vagefi <rezavagefi@yahoo.com>
Sent: Monday, March 12, 2018 12:58 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Breed, London (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); Fewer, Sandra (BOS)
Subject: BOS Resolution 180162

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 "opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process."

Sincerely,

Reza Vagefi
510 Myra Way
SF, CA 94127

Mchugh, Eileen (BOS)

From: Vivienne Antal <vivienne8801@gmail.com>
Sent: Monday, March 12, 2018 12:47 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Peskin, Aaron (BOS); Ronen, Hillary; Sheehy, Jeff (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: CA SB 827

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 "opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process." Thank you.

Vivienne Antal
29 Sequoia Way
San Francisco, CA 94127

Mchugh, Eileen (BOS)

From: Shelly Schaenen <sschaenen@earthlink.net>
Sent: Monday, March 12, 2018 12:14 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Breed, London (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org; Fewer, Sandra (BOS)
Subject: Opposedand disgusted SF voter re:SB827

Dear Supervisors Kim, Tang and Safai,

THIS IS AWFUL FOR SF.

I am unable to attend today's meeting regarding your vote concerning SB827 and the absurd proposal to put height limits for San Francisco in the hands of the state (and the moneyed developers). There is no question that the price of housing in SF is problematic but the solution is NOT to eliminate height controls within virtually all of SF proper!

Part of what makes SF unique and desirable is the ABSENCE of high rises all over. Tourism continues to be a huge part of San Francisco's revenue and to allow this kind of wholesale, random development will damage the draw of SF to say nothing if the miserable effect it will have on the quality of life with SF.

If housing is so tough for the tech employers, then why don't they make Silicon Valley all high rises?!

Please register this as NO SUPPORT FOR SB 827

Shelly Schaenen

Mchugh, Eileen. (BOS)

From: Calla Winkler <cwhappy@comcast.net>
Sent: Monday, March 12, 2018 11:56 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); Farrell, Mark (MYR)
Subject: "Oppose SB827"

To: The Honorable Mark Farrell
The Board of Supervisors Land Use Committee
The Clerk of the Board

As a citizen of San Francisco, I strongly urge you to oppose Senator Wiener's proposed legislation SB 827.

I have a right, as a resident of this city, to have input on the impact of new growth in my neighborhood, and ALL NEIGHBORHOODS, in San Francisco.

Local control is the only means by which residents can keep our beautiful city from becoming nothing but concrete and skyscrapers.

We do not want to be New York. We want to be SAN FRANCISCO.

We have a right to protect our neighborhoods from outrageous height limits and increased density that will totally eliminate the unique feeling of home that we now share on our quiet streets.

What is the point of living in this great city, if control over its future is given to people who do not live here and do not care about anyone who does?

Please, do your duty, keep your word, and keep our city in the hands of its people!

Yours respectfully,

Calla Winkler

Mchugh, Eileen (BOS)

From: Guido Saveri <Guido@saveri.com>
Sent: Monday, March 12, 2018 10:52 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS)
Subject: Oppose SB 827
Categories: 180162

I have lived in San Francisco more than 80 years, having been born here. One of the biggest disasters was the building of the Fontana Apartments. I oppose SB827. Why ruin the City. Guido Saveri

Mchugh, Eileen (BOS)

From: Louise Bea <louisebea@gmail.com>
Sent: Monday, March 12, 2018 10:30 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Catherine Stefani; Cohen, Malia (BOS); sanfra.fewer@sfgov.org; Breed, London (BOS); Aaron Peskin; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); Cow Hollow Association
Subject: Oppose SB 827
Categories: 180162

Dear Land Use Committee,

I am writing in opposition to SB 827.

This bill goes against every thoughtful Planning Commission law, every effort of neighborhoods to retain their unique character, and against common sense.

This bill would turn our beautiful city over to the developers on a silver platter. Here, take our city and do with it as you wish! If this bill passes, the developers will have won the final battle.

In haste to get this letter to you, I will close.

Sincerely,
Louise Bea
45 year resident of San Francisco

Mchugh, Eileen (BOS)

From: Christine Hall <pacifichris01@sbcglobal.net>
Sent: Monday, March 12, 2018 10:07 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS)
Cc: Peskin, Aaron (BOS); sfoceanedge@earthlink.net
Subject: Oppose SB-827

Supervisors Kim, Tang, and Safai:

As a longtime San Francisco resident in a neighborhood that would be drastically and negatively affected by zoning changes, I ask you to oppose Senate Bill 827 (Wiener housing bill). SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods, loss of open space and sunlight all over San Francisco, and many other negative consequences.

Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Christine Hall
1256 Stanyan Street
San Francisco, CA 94117

Mchugh, Eileen (BOS)

From: Tim Turner <ttt123@aol.com>
Sent: Monday, March 12, 2018 9:16 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
Cohen, Malia (BOS)
Subject: Resolution 180162
Categories: 180162

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process.

Thank you.

Tim Turner
101 Casitas Ave.
San Francisco, CA 94127

Mchugh, Eileen (BOS)

From: Elizabeth & James Baker <astabaker@gmail.com>
Sent: Monday, March 12, 2018 8:24 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: OPPOSE SB827
Categories: 180162

Dear Land Use Committee,

I am writing in opposition to Senator Scott Wiener's proposed State Legislation SB 827.

I am opposed to eliminating our local controls over height and design guidelines for our neighborhoods.

I am opposed to giving state's law precedence over local planning and zoning laws.

It is important to retain the unique character of our San Francisco neighborhoods.

It is important to preserve San Francisco's historic character.

The goal should be to enhance the quality of our neighborhoods not destroy them with tall dense and soulless developments.

I am opposed to giving controls to the greedy CEOs and lobbyists who would be the only ones to profit from this legislation.

This is a short sighted, out dated solution to an issue that will not even exist in the future.

Sincerely,
Elizabeth Baker
native San Franciscan

Mchugh, Eileen (BOS)

From: mary russell <maryerussell24@yahoo.com>
Sent: Monday, March 12, 2018 7:50 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Members of the Land Use Committee - I strongly oppose the ideas set forth in SB 827. This measure would take away local control over future over-development in San Francisco. It would result in massive structures at the expense of single-family homes, stress our over-stretched City services, and affect the priceless quality-of-life in the loss of light and views.

Thank you for your attention to this request.

Sincerely,

Mary E. Russell
1580 Filbert Street, #15
SF 94123

Mchugh, Eileen (BOS)

From: Jean Perata <perason4u@yahoo.com>
Sent: Monday, March 12, 2018 7:39 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Fewer, Sandra (BOS); Peskin, Aaron (BOS); Breed, London (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Resolution 180162
Categories: 180162

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 opposing California Senate Bill 827, authored by Senator Scott Wiener. California Senate Bill 827 would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning processes.

Thank you.

Regards,

Jean Perata
1 Los Palmos Drive
San Francisco, CA 94127

Mchugh, Eileen (BOS)

From: Laura Larsen <lauraasund@gmail.com>
Sent: Sunday, March 11, 2018 11:11 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Subject: Oppose SB 827

Categories: 180162

Please protect San Francisco neighborhoods from this state legislation.

This is a note to strongly oppose the state legislation SB.827.

Thank you,

Laura Larsen

Cow Hollow Resident

--

LAURA LARSEN

C - 415 722 7742

E- lauraasund@gmail.com

Mchugh, Eileen (BOS)

From: Dan Liberthson <liberthson@gmail.com>
Sent: Sunday, March 11, 2018 11:07 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Breed, London (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); Fewer, Sandra (BOS)
Subject: Please support the resolution opposing California Senate Bill 827
Categories: 180162

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 "opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process." Thank you.

Dan Liberthson and Kathy Rawlins
333 Molimo Drive, San Francisco

Mchugh, Eileen (BOS)

From: Robert Gee <gmaann@aol.com>
Sent: Sunday, March 11, 2018 10:59 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Peskin, Aaron (BOS); Sheehy, Jeff (BOS); Ronen, Hillary; Cohen, Malia (BOS); Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Please Support Resolution 180162 Which Opposes CA Senate Bill 827
Categories: 180162

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 "opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process."

Thank you.

Robert Gee
9 Bella Vista Way
San Francisco, CA 94127
email: gmaann@aol.com

Mchugh, Eileen (BOS)

From: Karen Wood <karenmillerwood@gmail.com>
Sent: Sunday, March 11, 2018 10:30 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: BOS Resolution 180162
Categories: 180162

Dear Supervisors Kim, Tang, and Safai:

Please support Resolution 180162 "opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process." Thank you.

Karen Wood
35 Sequoia Way
San Francisco 94127

Mchugh, Eileen (BOS)

From: Christine Cullens <cecsfca@gmail.com>
Sent: Sunday, March 11, 2018 10:05 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Breed, London (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org; Fewer, Sandra (BOS)
Subject: Oppose SB 827
Categories: 180162

Dear San Francisco Land Use Planning Commission Members,

I'm a Cow Hollow homeowner, and I strongly feel that SB 287, proposed by Senator Scott Wiener, is an ill-conceived, potentially very damaging attempt to address the state-wide shortage of affordable housing and quality transit access. Its effects on San Francisco could end up degrading not just the character and livability of our beloved neighborhoods, but also the beauty and singularity that make San Francisco a world-ranked destination. SB 827's criteria turn three-quarters of the city into a transit zone; with this law overriding ANY local input or limitation, it eliminates what decades of hard-won design and growth guidelines have tried to protect, and opens the door for unchecked predatory development.

The really sick joke here is that the face of the city could be changed in the name of access and proximity to a public transit system that is, in its current state, so woefully inadequate and vestigial. If you really want to make transit an organizing value in California urban residential planning, start by making municipal and regional bus services a dependable, safe, attractive mode of transportation. I take MUNI and BART regularly, and those are not adjectives that currently apply to either.

Moreover, Senator Wiener's ostentatious appeal to the support he enjoys from members of the California YIMBY Tech Network on this measure is not greatly reassuring at this point to me or many local residents. A number of issues recently have pointed to the fact that voters are in fact getting fed up with feeling that Tech money dictates the way forward for the city. And I really have to wonder how many of the people on that list of "YIMBY" supporters will be among the SF residents having to worry about whether their local shopping street will turn into a shadowed canyon of ten-story buildings, or whether the view from their backyard is going to be the one blocked by construction they don't even have a mechanism for appealing. Likewise, I wonder how often many of them have actually made use of the public bus lines whose routes and frequency (another joke) are being used to justify SB 827's "upzoning" of the majority of the city.

No one denies that California has real housing affordability and transit issues, but SB 827 is a publicity-seeking, one-size-fits-all quick fix. Please have the courage to recommend that the city hold out for the truly thoughtful legislative initiative that we, your San Francisco constituents, deserve.

Thank you for your attention. Sincerely,

Chris Cullens

Mchugh, Eileen (BOS)

From: Royee C. Chen <oryxsf@earthlink.net>
Sent: Sunday, March 11, 2018 10:00 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827 - vehemently!
Categories: 180162

Board of Supervisors Land Use Committee,

We are **deeply opposed** to Wiener's proposed State legislation. This is absurd legislation that would upend San Francisco's livability, and destroy all local control over the look and zoning of neighborhoods ... permanently.

There are other ways to increase the supply of housing across San Francisco and California. This is NOT one of them.

The legislation is irrational, illogical and just plain crazy. We can develop saner and more appropriate legislation. Please vote against this one.

Regards,

Royee Chen (55-year resident of San Francisco)

Mchugh, Eileen (BOS)

From: Michael Mueller <mmueller5@yahoo.com>
Sent: Sunday, March 11, 2018 9:13 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Strongly Opposed to SB827
Categories: 180162

Dear Supervisors Kim,

I am a San Francisco homeowner who is strongly opposed to SB 827 for the following reasons:

- SB 827 will irreparably change and worsen the character of the city by eliminating all local control over height, bulk, parking, number of apartments and design guidelines within our neighborhoods. Developers will build the largest densest property possible to maximize their profits with no regard for neighborhood input if left unchecked.
- The increase in height limits from 40 feet to 45-55 feet on smaller streets and up to 75-100 feet on larger streets will destroy the character of many historical residential neighborhoods and will eliminate light and views for existing homeowners. The current 40 foot height limit is more than adequate for San Francisco's residential neighborhoods.
- San Francisco lacks the transportation infrastructure to support this level of density, particularly west of Market Street. San Francisco is not New York, London or Tokyo, which all have well developed mass transit and underground subway systems. In the neighborhoods west of Market Street, "public transportation" consists of woefully inadequate and underfunded city buses (MUNI) operating on potholed-filled streets that already are way too small for current traffic needs. As you are all aware (or should be if you ride MUNI or drive on city streets), traffic has worsened dramatically over the past several years as a result of ride-sharing services, the internet economy and associated UPS and other delivery services and the city's increased population.
- "One size fits all" development rules from the state do not give the city or its residents the flexibility to manage development appropriately. San Francisco should have the flexibility to manage it's development in ways that are consistent with what the current infrastructure can support, it's unique geography and ways in which the character of San Francisco's neighborhoods can be maintained. This bill eliminates local control by the Planning Commission, supervisors or the mayor.

- The quality of life in the city will be greatly reduced. Gridlocked traffic, destruction of city views (a la Fontana Towers), the gutting of historical neighborhoods and the need for dramatically higher expenditures by the city for infrastructure are the certain consequences of this misguided bill.

I strongly encourage you to vote to oppose SB827.

Michael G Mueller

Mchugh, Eileen (BOS)

From: Carlisle Hensley <carlislehensley@gmail.com>
Sent: Sunday, March 11, 2018 6:35 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Please Oppose SB 827
Categories: 180162

Dear Mr. Safari, Ms. Tang & Ms. Kim,

I'm writing to ask that you oppose SB 827. As you have been made aware, this bill impacts the vast majority of SF and could have dramatic impacts on the area. We do not want SF to become a city of skyscrapers and congestion.

Thank you!
Carlisle Hensley
Cow Hollow

Mchugh, Eileen (BOS)

From: robertlearle@aol.com
Sent: Sunday, March 11, 2018 6:12 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Dear Board of Supervisors Land Use Committee,

I urge you to oppose SB 827. This bill would strip away the local planning process in San Francisco and deprive residents of their rights to determine the character and nature of their communities. While this bill masquerades as an attempt to solve the housing crisis, it is simply a way for developers to take over local authority and would do little to solve the housing crisis which is more caused by depressed wages at the lower end of the earning scale rather than a "lack" of housing stock.

Thank you.

Regards,
Robert Earle, PhD
San Francisco voter and resident

Mchugh, Eileen (BOS)

From: attycfo@aol.com
Sent: Sunday, March 11, 2018 6:10 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: MayorMarkFarrell (MYR); Board of Supervisors, (BOS)
Subject: Oppose SB 827

Categories: 180162

Dear Supervisors Kim, Tang and Safai:

I cannot attend the Land Use Committee's meeting on March 12, so I am writing this email to state my opposition for SB 827. Aside from the obvious effect on views, light and air, there are many more serious concerns which will negatively impact our RH-1 home, our neighborhood and, in fact, the whole city.

Please consider the negative effect of density on parking, traffic, infrastructure, noise and quality of life in each neighborhood.

Please consider the negative effect on all of our property values, as San Francisco's quality of life slowly deteriorates.

Please consider the huge reduction of your, and the City's, ability to control what goes on in San Francisco.

San Francisco should pass a resolution opposing this proposed bill, and shame on Scott Weiner! We do not want San Francisco to become another Manhattan!

Sincerely,

Alan P. Zimmerman

Mchugh, Eileen (BOS)

From: Renee Curran <sfmeancat@yahoo.com>
Sent: Sunday, March 11, 2018 5:40 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Dear Supervisors Kim, Tang and Safai,

I am writing to urge you to vote in opposition to SB827 on Monday, March 12.

Even with recent amendments, there are far too many problems with this bill.

While I share the frustration of many that wealthier communities are not doing enough to ease the housing affordability crisis, SB827 is too broad and does not assure that lower income communities, already overburdened by displacement, will not continue to bear that burden. In fact, it takes away the only tool that such communities have in pushing back against displacement due to gentrification, the ability to organize for housing that is affordable and appropriate for the existing population. **SB827 is an alarming impediment to democracy in San Francisco.**

Thank you.

Renee Curran
SF, 94122

Mchugh, Eileen (BOS)

From: Donna Warshaw <dlwarshaw@gmail.com>
Sent: Sunday, March 11, 2018 5:34 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Alisha (BOS); Board of Supervisors, (BOS);
Peskin, Aaron (BOS); SF Ocean Edge
Subject: Oppose SB-827
Categories: 180162

Much of what makes San Francisco special would be destroyed by this horrible bill. That is to say the least!

The city should not try to emulate other sprawling overcrowded cities...it needs to keep its identity with neighborhoods of low density homes and local businesses left intact.

I strongly urge you to oppose SB 827.

Donna Warshaw

Mchugh, Eileen (BOS)

From: Denise Selleck <deniselleck@sbcglobal.net>
Sent: Sunday, March 11, 2018 4:27 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Peskin, Aaron (BOS)
Cc: sfoceanedge@earthlink.net; MayorMarkFarrell (MYR); Board of Supervisors, (BOS)
Subject: Oppose SB-827

Categories: 180162

Subject: Oppose SB-827

Dear Supervisors Kim, Tang, Safai and Peskin,

Thank you, Supervisor Peskin, for your resolution opposing SB 827 and ask that the rest of you also oppose Senate Bill 827 (Wiener housing bill) because it will severely damage our city through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences.

Thank you very much for opposing this.

Denise Selleck,
4th Generation San Franciscan
1375 45th Ave.
94122

Mchugh, Eileen (BOS)

From: R <rkinsf@gmail.com>
Sent: Sunday, March 11, 2018 12:53 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Please Oppose SB 827!

Categories: 180162

Dear Land Use Committee Members —

I writing as I understand that SB 827 will be discussed on Monday.
Please vote against this measure!
It would forever change the character of the City —

I'm opposed to this and I'm hoping that the you and the full Board will recognize
the loss of control inherent in the bill.

thank you!

Richard Kay
District 5 resident for over 25 years.

Mchugh, Eileen (BOS)

From: jacqueline shelton <jacquelineshelton@gmail.com>
Sent: Sunday, March 11, 2018 12:26 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Opposition to SB 827
Categories: 180162

Dear Supervisors Kim, Tang and Safai,

As an SF native and resident of Cow Hollow I am vehemently opposed to SB 827.

Senator Scott Wiener's proposed State legislation SB 827 eliminates ALL local control over height, bulk and design guidelines within our neighborhoods. This bill will raise allowable heights from the 35/40 ft. to anywhere from 45 ft. to 110 ft. This law could be the single biggest threat to San Francisco's livability and property values.

SB 827 will impact most heavily RH-1 and RH-2 zoned properties which are 72% of SF housing. Anybody with homes within a 1/4 mile of public transit or near "transit streets with specific widths" can expect new height allowance from 4 1/2 to 10 stories tall (counting bonuses heights and other factors per Planning Department's analysis).

This would end the decades long protection of 40 ft. height limit in residential areas and most commercial corridors. Remember the Fontana Apartments at the base of Russian Hill -- the outrage from that project became the impetus for the 40 ft. height limit?

We don't want 10 story high rises along Lombard Street!

Please vote against SB 827.

Jacqueline Shelton

Mchugh, Eileen (BOS)

From: kathrynhecht@aol.com
Sent: Saturday, March 10, 2018 4:29 PM
To: Safai, Ahsha (BOS); Kim, Jane (BOS); Tang, Katy (BOS)
Cc: Mayor, MYR (MYR); Board of Supervisors, (BOS)
Subject: I strongly oppose SB827 and SB 828

Categories: 180162

These bills would strip out any local zoning laws and regulations that protect our neighborhoods in SF. I understand and appreciate the housing crisis, but this is not the way to solve the problem! I hope to be able to attend the hearing this Monday.

I am a long term renter/now home owner .

sincerely, Kathryn Hecht

*Kathryn "Kate" Hecht
146 Beaumont Ave
San Francisco*

Mchugh, Eileen (BOS)

From: .:) <gumby5@att.net>
Sent: Friday, March 09, 2018 4:49 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Peskin, Aaron (BOS); Ronen, Hillary; Sheehy, Jeff (BOS); Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827 -- Upzoning Near Transit (For 3/12/2018 Meeting)
Categories: 180162

Dear Board of Supervisors Land Use Committee,
Please oppose SB 827.
Amendments do not help either.
Thank you.
Rose Hillson

Mchugh, Eileen (BOS)

From: Karen Scarr <kpscarr@gmail.com>
Sent: Friday, March 09, 2018 4:02 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Dear Land Use Committee Members:

I write to express my strong opposition to SB 827. While Senator Wiener's goal of trying to address the lack of affordable housing is laudable, his bill is an extreme measure that threatens to destroy San Francisco in the process. SB 827 steamrolls over all local control, meaning that the Board of Supervisors, the Mayor, and the Planning Commission will be powerless to curb massive, inappropriate development or to enforce sensible height, bulk, set-back, design, light/shadow, and similar local planning requirements. The bill would more than double local height limits and affect virtually the entire city.

This is not what San Francisco residents and voters want. It is unfair for Sacramento to usurp the role of our local elected officials and erase in one fell swoop all of San Francisco's planning process, with no regard for the balance of competing interests that has been struck over many years by our local government. You must protect our rights to have our own elected officials set sensible guidelines that balance the need for growth with the need to protect and preserve San Francisco's livability and unique and historic character, as well as ensure that city and county services can support a growing population.

Thank you for your consideration.

Karen Scarr
550 Davis Street, # 6
San Francisco, CA 94111

SB-827 (AUTHOR = YIMBY) IS AN *ARBITRARY UP-ZONING SCHEME* RELYING ON STREET WIDTHS & OTHER FACTORS FOR HUGE HEIGHT & DENSITY INCREASES THAT **CIRCUMVENT PROPER & LEGISLATED LOCAL REVIEW UNDER SF'S GENERAL PLAN, IMPARTS BONUS LAND VALUE INCREASES TO **CREATE REAL ESTATE PRICING UNATTAINABLE BY THE MAJORITY *WITHOUT*** GUARANTEEING ANY HOUSING COST REDUCTION AT THE EXPENSE OF NEIGHBORHOOD LIVABILITY IN SF.**

TRUMP-LIKE SB-827 KILLS LOCAL CONTROL

SB-827 DOES NOT:

- CONSULT & CONSIDER SF'S COMMUNITIES & DECISION-MAKERS
- INCLUDE COMPLETE ECONOMIC & OTHER ANALYSES OF ITS IMPACTS FROM INCREASED DENSITY, HEIGHTS & LARGER *FARs* (RESERVED TODAY ONLY FOR SF'S *NON-RESIDENTIAL* ZONES BUT NOW APPLIED HERE TO RESIDENTIAL)
- SOLVE INADEQUATE INFRASTRUCTURE SUPPORT TO MOVE THIS FORWARD
- CREATE *NET* NEW UNITS TO SOLVE THE "HOUSING CRISIS"

OPPOSE SB-827 THAT ADDS MORE AMBIGUITIES & UNCERTAINTIES FOR ANY INFORMED DECISION & BULLDOZES OVER LOCAL AUTHORITY & SHOULD NOT BE TOLERATED.



From: Larry Costello <larrycostello@me.com>
Subject: Oppose SB 827
Date: March 11, 2018 at 12:59:02 PM PDT
To: Jane.Kim@sfgov.org, Katy.Tang@sfgov.org, Ahsha.Safai@sfgov.org
Cc: Catherine Stefani <Catherine.Stefani@sfgov.org>, Mark Farrell <markfarrellsf@gmail.com>, Paul Danielsen <pdanielsen@mindspring.com>, Owen Hart <olhart120@gmail.com>, Joyce Small <j_small@sbcglobal.net>, John Lucena <john@caixabaixa.com>, Laurie Marks <laurie_marks@yahoo.com>, Rich Worner <worner@sbcglobal.net>

Supervisors Kim, Tang, and Safai,

The Jordan Park Improvement Association (JPIA) strongly opposes SB 827. The City of San Francisco cannot afford to lose local control of planning matters — the quality of our neighborhoods will be compromised substantially. Essentially, this will be one big step towards "Manhattanizing" San Francisco. **JPIA urges you to vote “no” on SB 827.**

Larry Costello, President
Jordan Park Improvement Association
146 Jordan Ave.
San Francisco, CA
94118
415-225-5567

Coalition for San Francisco



www.csfm.net * P.O. Box 320098 * San Francisco, CA 94132-0098 * Est. 1972

RESOLUTION TO OPPOSE SB 827 (TRANSIT-RICH HOUSING BONUS)

FEBRUARY 2018

WHEREAS, Senate Bill 827 (SB 827) [Wiener/Ting/Skinner] of the State of California enacts to set aside "local ordinance, general plan element, specific plan, charter or other local law, policy resolution or regulation" to allow building developments to be "exempt" from "maximum controls on residential density or floor area ratio", "minimum automobile parking requirements", "any design standards that restricts developer's ability to construct the maximum number of units consistent with any applicable building code"; and

WHEREAS SB 827 designates that the height minimum for development projects that are "transit-rich housing" (residential development project the parcels of which are all within a ½-mile radius of a *major transit stop* (CA Public Resources Code Sec. 21064.3: "has existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods)) within ¼-mile radius of a *high-quality transit corridor* (a corridor with fixed route bus service that has service intervals of no more than 15 minutes during peak commute hours) or within one block of a major transit stop to be 85 feet except when the parcel facing a street that is less than 45 feet wide from curb to curb shall be at least 55 feet tall; and

WHEREAS, SB 827 designates that "if the transit-rich housing project is within ½-mile of a major transit stop" but does not meet the prior criteria, "any maximum height limitation that is less than 55 feet, except in cases where a parcel facing a street that is less than 45 feet wide from curb to curb"; shall be "not be less than 45 feet"; and

WHEREAS, SB 827 designates that "if the project is exempted from the local maximum height limitation, the governing height limitation for a transit-rich housing project shall be 55 feet or 45 feet; and

WHEREAS, SB 827 enacts that if a parcel has a street frontage on two or more different streets, the height maximum shall be based on the widest street; and

WHEREAS, SB 827 would allow virtually unrestricted housing units by transit contrary to existing San Francisco Planning Code; and

WHEREAS, SB 827 could potentially allow matching heights for the residential streets that share property lines with the "transit-rich housing project" parcels; and

WHEREAS, SB 827 would affect many low-income residents and those of color who predominantly live along the parcels along the transit corridors further exacerbating the affordability when they get evicted for the landowner to be incentivized by this Bill to gain additional height and units; and

WHEREAS, SB 827 would increase the cost of housing making it harder to create and meet affordable housing targets since developers would tend to aim for luxury and market-rate units thereby getting huge windfalls and also SF would welcome that for their tax revenue; and

WHEREAS, SB 827 does not take into consideration the increase in affordable units through SF's existing Accessory Dwelling Unit (ADU) ordinances that seek to create more affordable housing without the impacts that could last for many years should SB 827 pass; and

WHEREAS, SB 827 would negate the powers of the Planning Commission and the Supervisors, including the Mayor of San Francisco from all decisions on any "Transit-rich Project"; and

WHEREAS, if municipalities have to defend their positions that go counter to SB 827, such as not having resulted in truly affordable housing among other consequences, the judicial system would be overburdened as well as local and state resources to hear cases; and

WHEREAS, SB 827 over-reaches in its powers to control nearly 95% of SF with no regard to long-standing diverse communities created out of decades of land use regulations for a much more vibrant and cosmopolitan quality of life for long-time residents and visitors; and

WHEREAS, SB 827 is premature in relation to first having a fully functional transportation system before putting housing along the transit that is supposed to serve the additional load of residents; and

WHEREAS, SB 827 could incentivize landowners on these transit corridors to evict existing merchants to demolish and build to the new state criteria; and

WHEREAS, SB 827 would change the character of the low-density residence neighborhoods throughout the city and the state; and

WHEREAS, SB 827 does not guarantee that residents who may occupy the newly built "Transit-rich Housing Project" would *not* drive and therefore add to the congestion in the cities and *not* reduce greenhouse gas emissions per se; and

WHEREAS, low-density residential-housing zoned neighborhoods butt up against these transit corridors with specific lower height caps, density and floor area ratios, and new buildings under SB 827 would create a disconnect to the character of the neighborhoods;

RESOLVED, the Coalition for San Francisco Neighborhoods (CSFN) urges all members of its organizations and anybody else agreeing with this Resolution to communicate to the State legislators for the district in which he/she resides to oppose SB 827; and

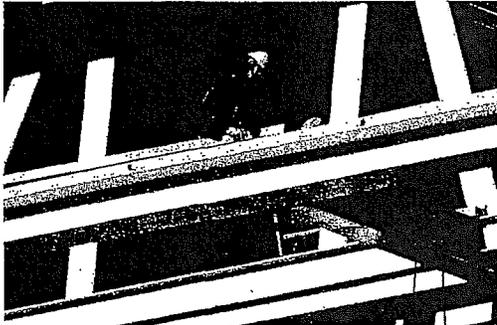
BE IT FURTHER RESOLVED, that the CSFN urges the California State Senate/Assembly to oppose SB 827; and

BE IT FINALLY RESOLVED, that the CSFN supports the Board of Supervisors' Resolution of February 13, 2018 to oppose SB 827.



The California Environmental Quality Act

Protects our environment. Keeps Californians healthy. Promotes transparency.



The California Environmental Quality Act (CEQA), passed in 1970 and signed into law by then-Governor Ronald Reagan, is one of the foundational environmental laws in California.

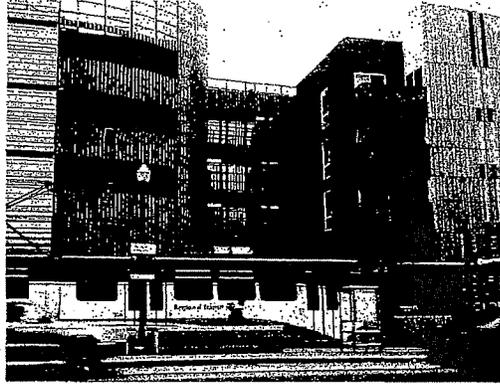
CEQA requires that the environmental impacts of significant projects—from skyscrapers to freeways to sports stadiums—have been publicly disclosed, analyzed and, where feasible, mitigated.

It facilitates compliance with other environmental laws and regulations, and makes sure that responsible parties clean up their pollution.

CEQA BENEFITS

CEQA has a range of benefits for all Californians. It:

- **Sets up an orderly, manageable track that project proponents and residents can follow as projects are developed.** It helps remove surprise and unpredictability from the construction permitting process.
- **Helps California protect public health and reach its ambitious environmental goals.** The CEQA process has been used to help cut climate pollution, reduce air and water pollution and protect open space, wildlife habitats and farmlands.
- **Ensures that environmental justice and equity are part of the development decision-making process.**



- **It's about transparency.** CEQA gives all Californians the opportunity to know what is planned in their communities and then weigh in to help reduce health and environmental impacts.
- **Holds government agencies and developers accountable.** CEQA ensures that public agencies and private proponents comply with air and water standards.
- **Minimizes court challenges to projects.** CEQA allows concerns to be addressed early in the development process. As a result, numerous studies have routinely shown that CEQA litigation occurs for only about 1% of all projects that must comply with the law.
- **Supports California's economic growth.** Studies have documented that since its enactment in 1970, CEQA has not prevented California from building and thriving.
- **Reflects a changing California.** CEQA is a living document and has been amended continuously since its enactment to make the review process function efficiently.

CEQA is working to protect California's environment and communities.

Sierra Club California

909 12th Street, Suite 202, Sacramento, CA 95814

(916) 557-1100 • Fax (916) 557-9669 • www.sierraclubcalifornia.org

March 11, 2018

Mayor Mark Farrell, Board of Supervisors, and Planning Department officials and staff:

re: Strong opposition to Scott Weiner's SB 827 to be heard and commented on at the Land Use and Transportation Committee Meeting on Tuesday and Planning Commissions Meeting on Thursday of this week.

I would like to join with many of your constituents and urge you to support Aaron Peskin's resolution to oppose SB 827 at the Land Use Committee Meeting and the Full Board Meeting on Tuesday. We feel that many of the Planning Department's concerns are valid and the amendments being offered have not changed the overall intent of state overriding local government powers.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mari Eliza", followed by a long horizontal line extending to the right.

Mari Eliza

Concerned citizen of San Francisco

SB-827: CHANGE FOR THE BETTER

Senator Scott Wiener's new bills are moving forward with solutions for the housing crisis by allowing new homes in neighborhoods that have **consistently blocked** them across the state. Did you know that it is **illegal** to build apartments on 72% of parcels in San Francisco, even sites with their own train stations? To close the housing deficit the answer is clear: we must build **more housing**, especially near quality transit hubs.



New Apartments (even 100% Affordable Housing) are **Banned** in Red Areas
Pretty much the entire city!

SB-827 means...

- YES to more affordable & below-market-rate housing
- YES to more environmentally-friendly living
- YES to new neighbors supporting our merchants and public services

New amendments to the bill:

- NO relaxation of local laws that **protect historic buildings** and require below-market-rate (NOT LUXURY) units
- NO demolition of **rent-controlled** units
- NO EVICTIONS: **Guaranteed right-to-remain** provisions for current residents

SB 827 will result in more housing for lower & middle class families!

We Live Here Too!

Where will we go when there's no housing left?

Take Action!

Call Senator Wiener to show your support: (415) 557-1300

Or write to him online: bit.ly/WienerContact

Call Co-author Assemblymember Phil Ting: (415) 557-2312

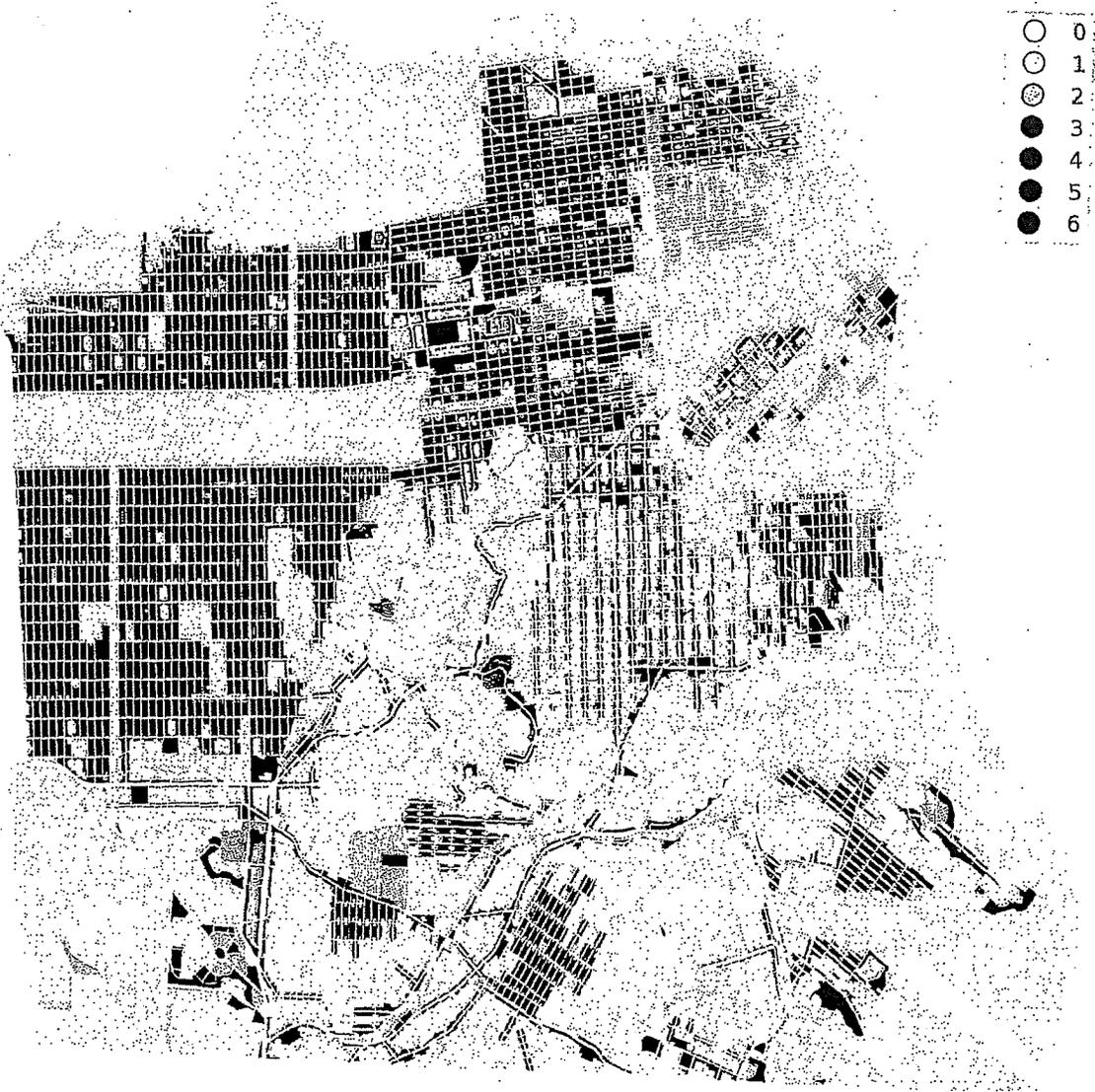
Or write to him online: bit.ly/TingContact

Don't know your rep? Check here to find out!: bit.ly/FindCARep

Join us NOW! Go to yimbyaction.org and become a member today!

What will SB 827 look like?

Additional floors added by SB-827



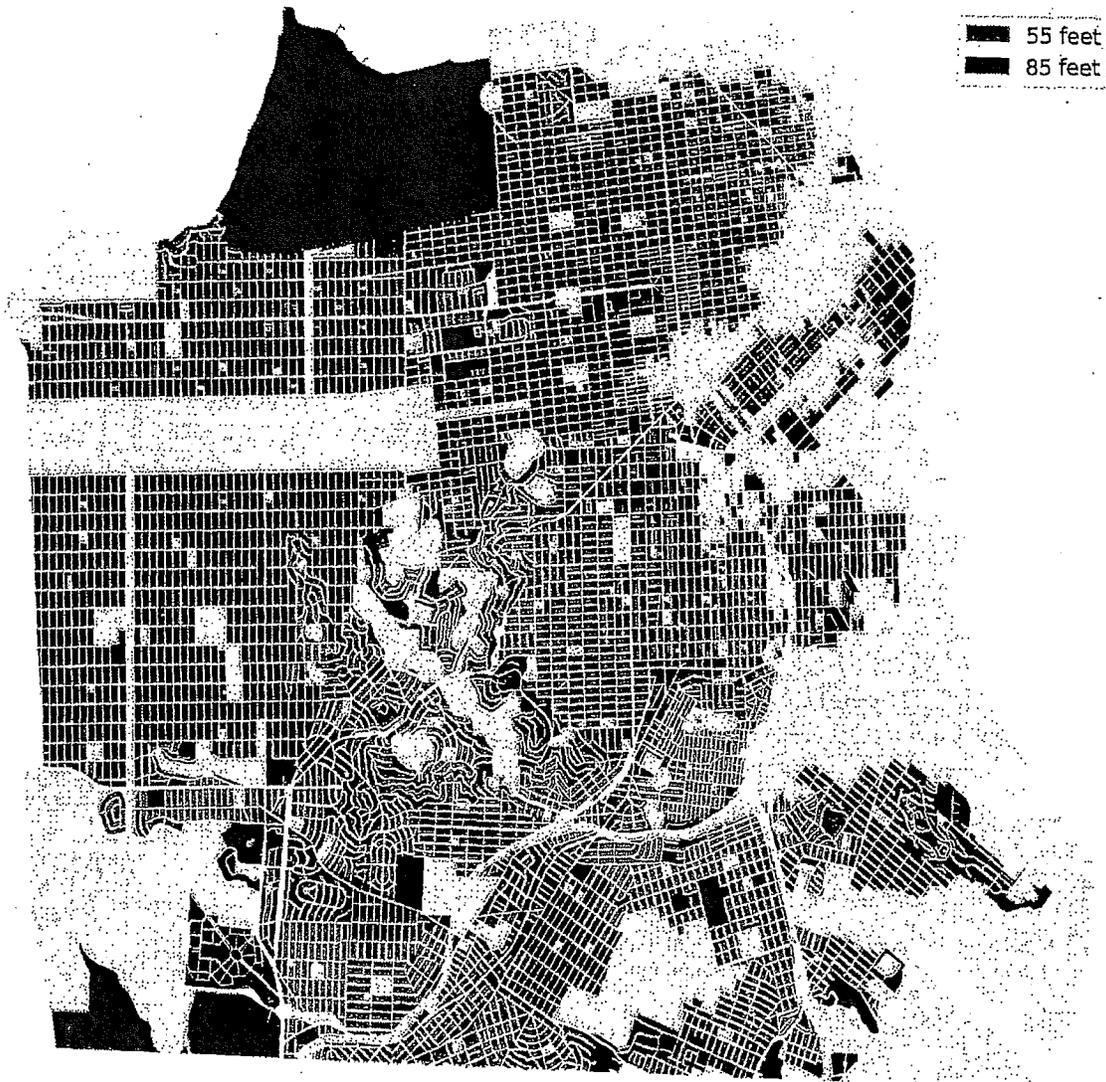
- Affordable units protected from demolition
- Rent controlled units protected from demolition
- Little change to the south-east side; already allows density
- More height and density on the north and west sides, opening doors to historically excluded working class people

More construction everywhere = lower prices everywhere

More building on the west side = less displacement in the Mission

SB 827: Zoning Equity

Parcels with 55 & 85-foot zoning, after SB-827



- Density to the west side corrects an historical injustice
- Density to commercial corridors helps small businesses
- Keeps Affordable housing requirements
- No demolition of rent-controlled buildings
- Wealthy neighborhoods **required** to do their part!

Before 827: Apartments **illegal** in 80% of the city
After 827: Apartments are now **legal everywhere**

March 12, 2018

Supervisor Katy Tang, Chairperson
Land Use and Transportation Committee
SF Board of Supervisors
City Hall
San Francisco, CA 94102

RE: Resolution opposing SB 827 (File No. 180162)

Dear Supervisors:

We write to urge the Board of Supervisors to adopt the resolution authored by Supervisor Peskin to oppose SB827.

SB827 is a profoundly undemocratic proposal that would radically diminish our City's ability to address the housing affordability crisis. As the Planning Department has determined, SB827 will upzone 96% of all the developable sites in the City, overriding decades of community dialog and planning intended to strengthen neighborhoods and address critical needs:

As a result, SB827 will weaken our City's affordable housing mandates. For example, the bill will significantly undermine the City's recently adopted HOME-SF program that created incentives to build housing in which 30% of the units will be affordable to low and middle-income families. Under SB827, when combined with the state 'density bonus,' developers would only be required to make 13% of the units affordable. SB827 offers a windfall gift to developers and large property owners at the expense of affordable housing.

SB827 is also inequitable and unfair, allowing a public planning process for some neighborhoods and denying that process to others. Attached is a map for the areas in the Bay Area that will be subject to the 'transit-rich' development mandate. What the map makes clear is that the drastic policy will not be equally applied. Transit-rich neighborhoods need more locally specific attention and capacity to address the impacts of development and gentrification. But SB827 deprives those neighborhoods the ability to mitigate the impacts of such development.

SB827's top down mandate will upend San Francisco's community based plans and impose high cost housing on neighborhoods and residents. San Francisco should be able to prioritize our our scarce land for more inclusive and affordable housing that is compatible with existing

neighborhoods, infrastructure, and transit capacity. We strongly urge the Board of Supervisors to oppose SB827.

Respectfully,

AFFORDABLE HOUSING ALLIANCE

ACCE

CAUSA JUSTA : JUST CAUSE

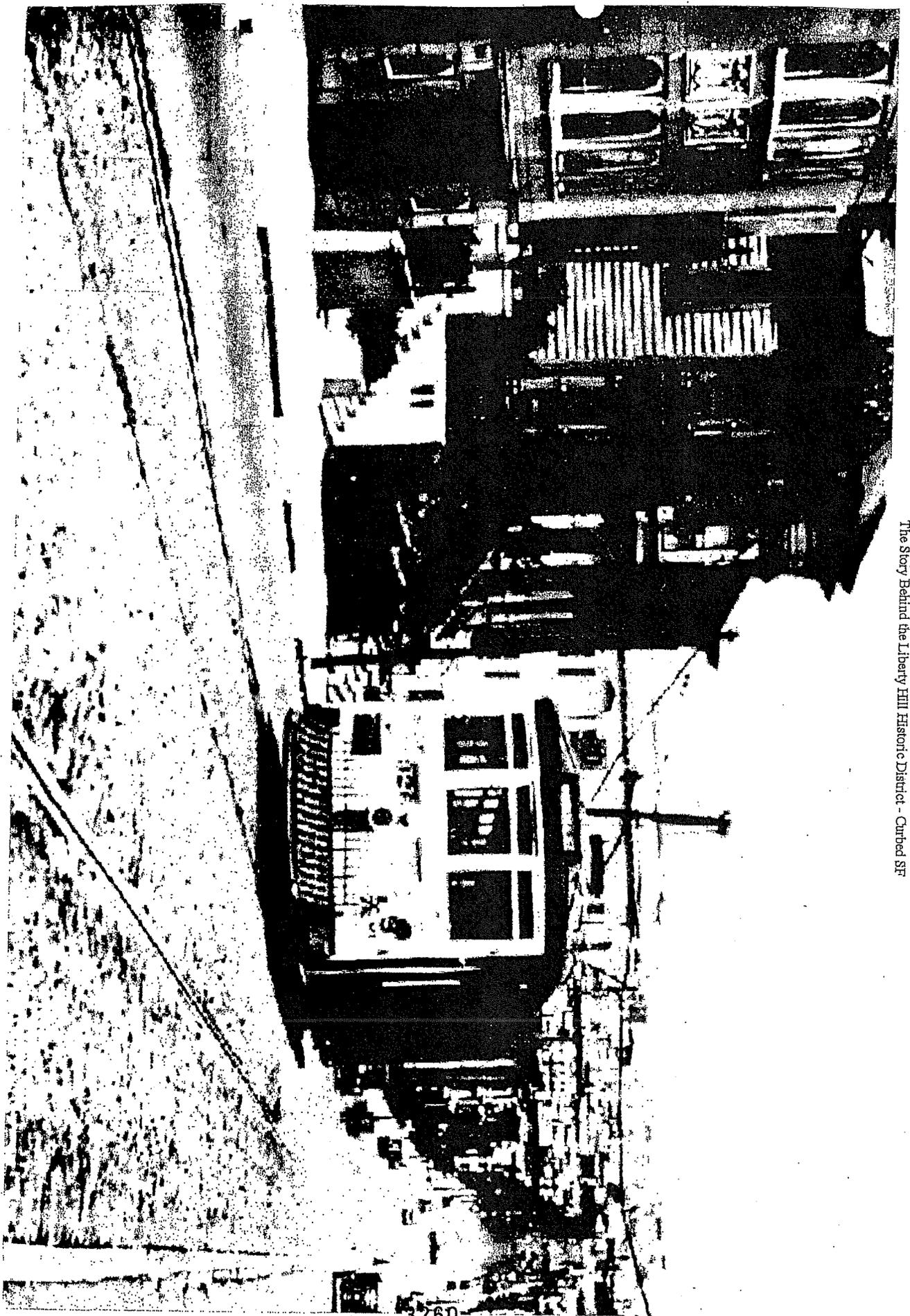
CHINATOWN COMMUNITY DEVELOPMENT CENTER

DOLORES STREET COMMUNITY SERVICES

HOUSING RIGHTS COMMITTEE OF SAN FRANCISCO

MISSION ECONOMIC DEVELOPMENT AGENCY

SAN FRANCISCO TENANTS UNION



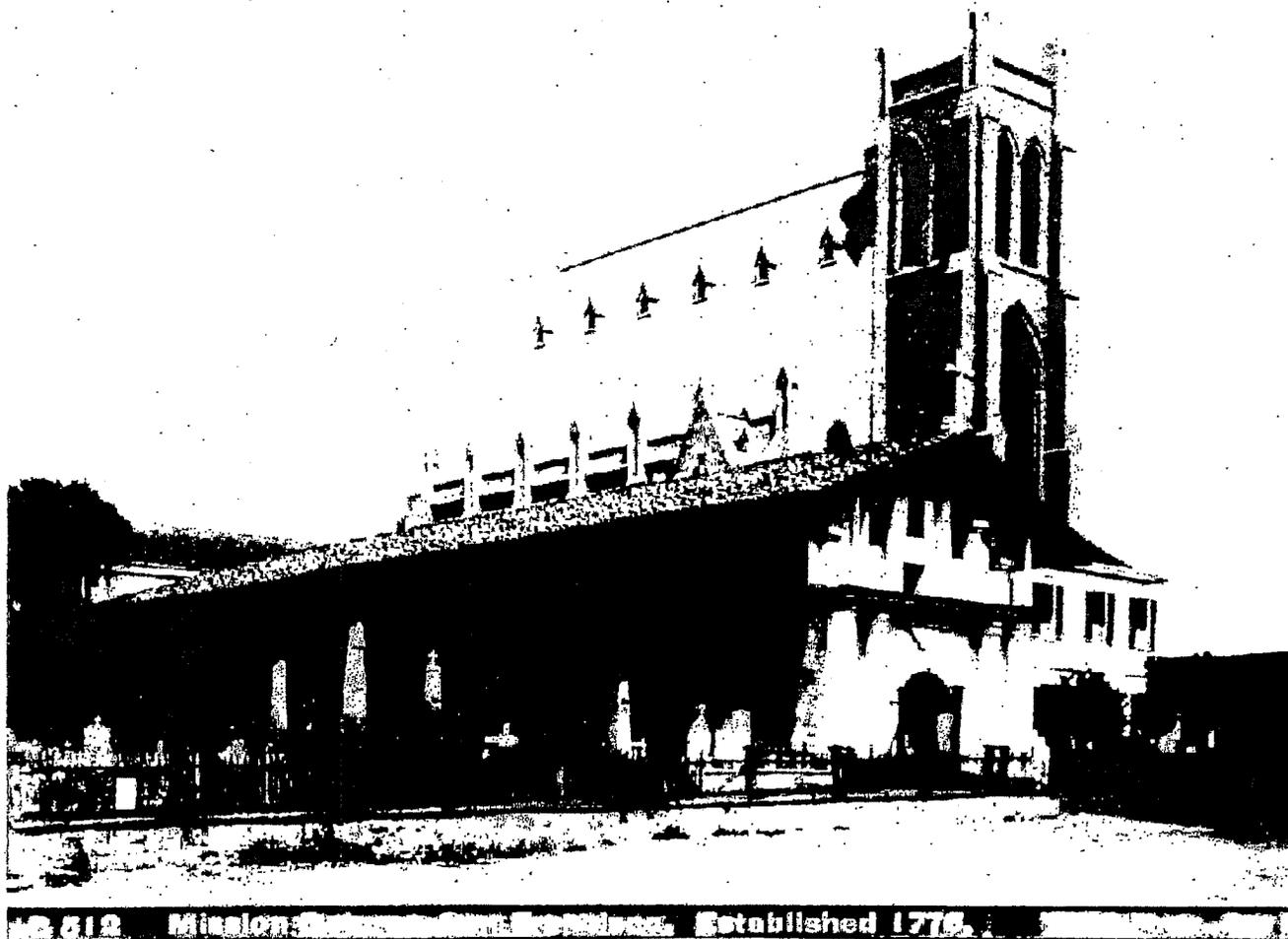
The Story Behind the Liberty Hill Historic District - Curbed SF

Guerrero Street looking North
from 21st in the 1930s – notice
the double streetcar tracks and
cobblestones. In that day the
West Mission District had 3
streetcar lines down Valencia,
Mission and Guerrero Streets.
These took passengers all the
way to San Mateo & Daly City
– truly a ‘Streetcar Suburb’
and a ‘Transit Corridor’ in that
bygone day.

Mission Dolores circa 1880

[B 512 Mission Dolores, San Francisco, Established 1776] Established 1776, building constructed 1792.

I.W. Taber (Marilyn Blaisdell Collection / Courtesy of a Private Collector)



B 512 Mission Dolores, San Francisco, Established 1776

Also on Dolores and only a few hundred feet from the J-Church trolley car line is San Francisco Landmark Number 1., the Mission Dolores, well inside of THAT '**Transit Corridor**'

Here it is circa 1880 with the ghastly, towering brick gothic Basilica to the right of it, that was happily destroyed by the 1906 Earthquake, a rare blessing of that Disaster ~

WHERE THE



STREETCARS

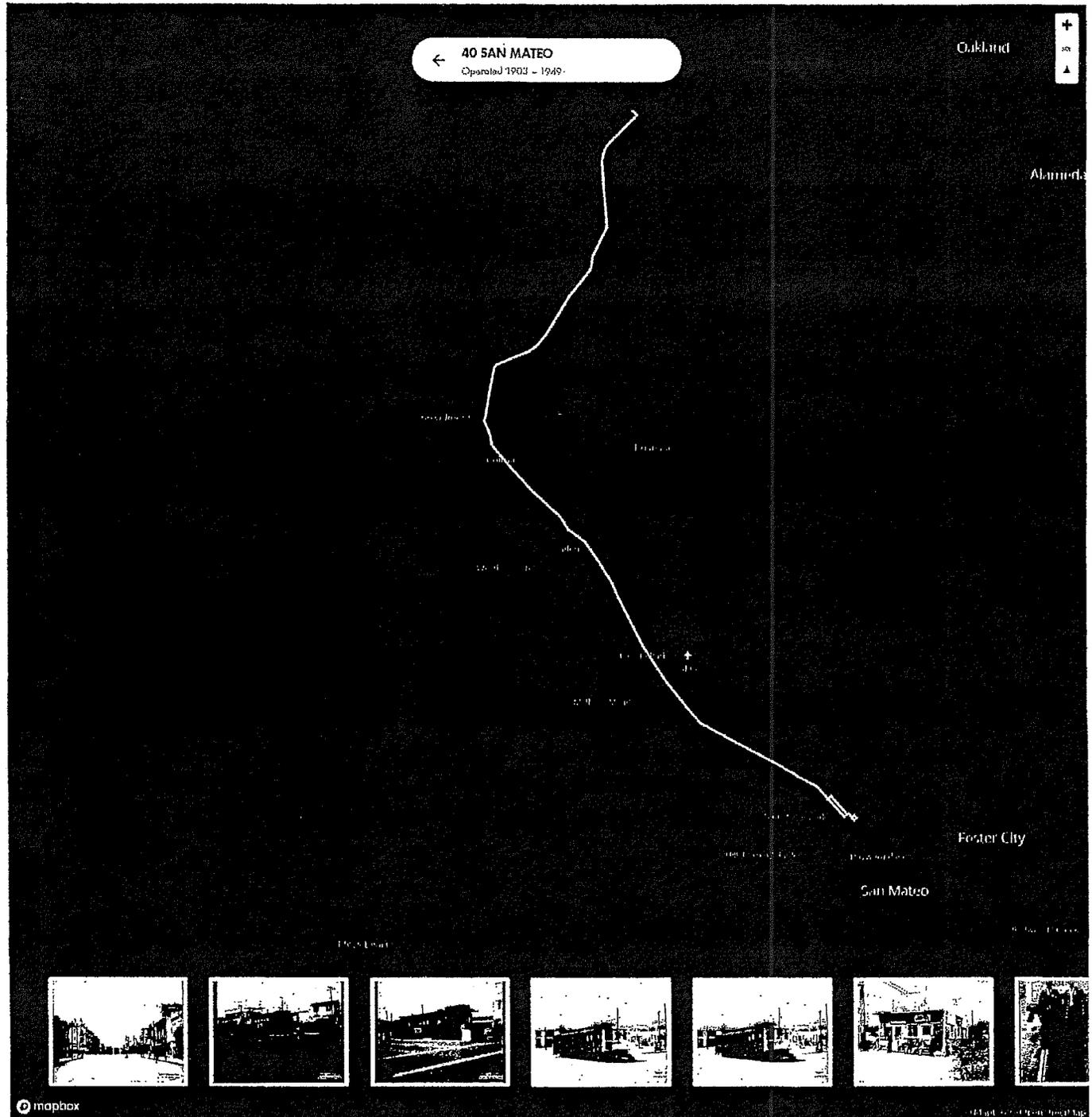
USED TO GO

1940	1960	2020
------	------	------

San Francisco, like many American cities, used to have rail tracks lining most of its major streets. This map shows the routes they took, and the routes that remain today.
Created by [Chris Arvin](#)

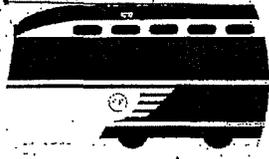
Sources:

- [SFMTA Photo Archive](#)
- [OpenSFHistory](#)
- [The White Front Cars of San Francisco](#) by Charles Smalleywood
- [Inside Muni](#) by John McKinn and Anthony Perlez
- [San Francisco's Century of Streetcars](#) by Fred A. Hindl
- [The G.S. Tram Site](#)



3264

WHERE THE



STREETCARS

USED TO GO

1940	1960	2020
------	------	------

San Francisco, like many American cities, used to have rail tracks lining most of its major streets. This map shows the routes they took, and the routes that remain today.

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Sources:

[SFMTA Photo Archive](#)

[OpenSFHistory](#)

[The White Front Cars of San Francisco](#) by

Charles Stoddard

[Inside Muni](#) by John Minton and Anthony

Perles

[San Francisco's Century of Streetcars](#) by Fred A.

Stout

[The GS Tram Site](#)

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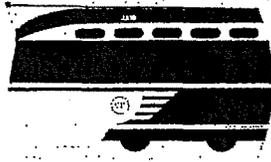
← **26 GUERRERO-DALY CITY**
 Operated 1915 - 1945







WHERE THE



STREETCARS

USED TO GO

1940	1960	2020
------	------	------

San Francisco, like many American cities, used to have rail tracks lining most of its major streets. This map shows the routes they took, and the routes that remain today.

Created by [Chris Arvin](#)

Sources:

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[OpenSFHistory](#)

[The White Front Cars of San Francisco](#) by

Charis Smithwood

[Inside Muni](#) by John Hickman and Anthony

Zales

[San Francisco's Century of Streetcars](#) by Fred A.

Stout

[The GS Tram Site](#)

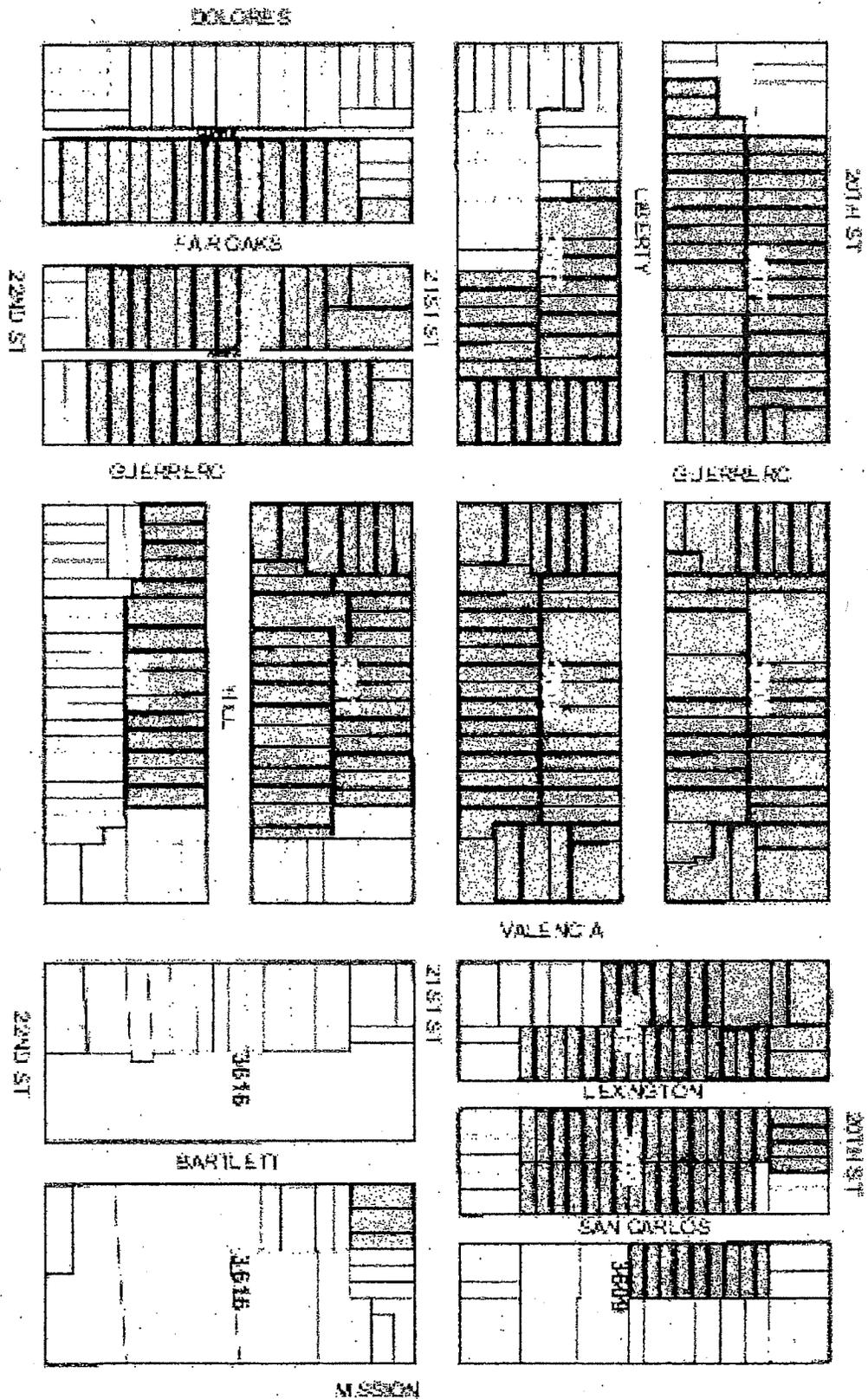
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← **9 VALENCIA**
 Operated 1906 - 1949

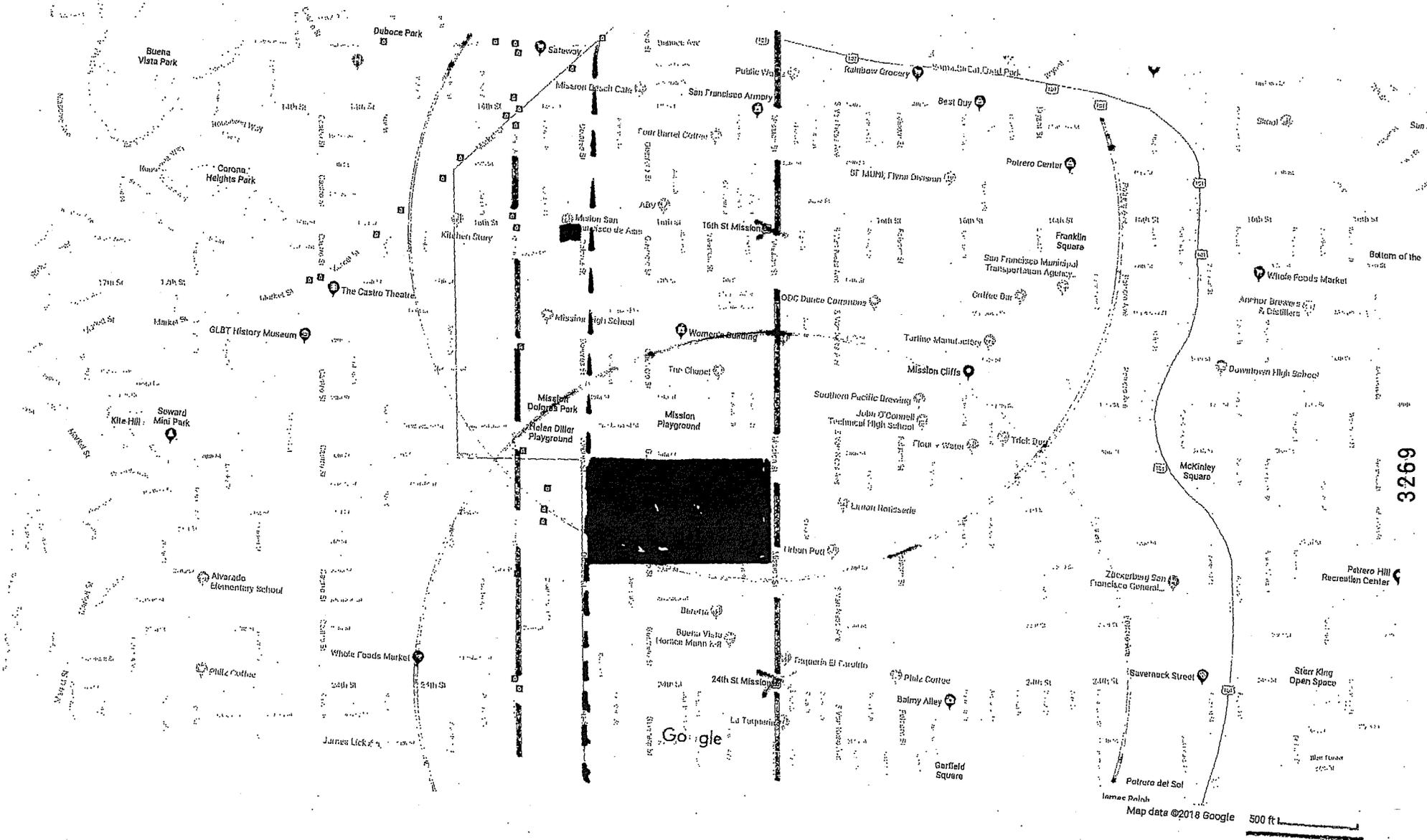


Liberty Hill Historic District boundaries and contributing

22nd Street



The Liberty Hill Historic District was established in 1985, **bound by 20th, Mission, Dolores, and 22nd Streets.** The southern boundary is the Yerba Buena pueblo charter line of 1834, while the fire following the 1906 earthquake was stopped at Twentieth Street, marking the northern boundary. The western boundary cuddles up to a natural topographical plateau, where houses changed scale of size, and the eastern boundary ends at "the working-man's cottages" that date from the period.



3269



Marina Community Association

Marina Community Association
1517 North Point Street, Box #465
San Francisco, CA 94123

1

**MCA Directors
2018**

March 10, 2018

Jason Pellegrini
President

Honorable Mayor Farrell,

Ashley Wessinger
Vice President

We here formally express the Marina Community Association's strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

Cameron Crockett
Secretary

Cindy Beckman
Treasurer

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

Brad Andersen
Peter Fortune
Maurice Franco
David Haugen
Channing Hussey
Elliott Robbins
Daniel Harper

We find the most glaring defects in these bills to be:

1. Both bills require a **major shift from local to state control**, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
2. SB-827 would more than double building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So core metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, **this legislation would up-zone 96% of the City**. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes.
3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools. As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.
4. SB-827 would potentially ruin our opportunity to have a robust public

www.sfmca.org



Marina Community Association

Marina Community Association
1517 North Point Street, Box #465
San Francisco, CA 94123

transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid cost housing. You well know that low and mid income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries.

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied.

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

Maurice Franco
Chair, MCA City & Urban Planning Committee

Jason Pellegrini
President, MCA

My name is Basil Ayish.
I expect the BOS to
unambiguously reject
SB 827.

I look to the BOS to
protect our individual
rights to have a voice
in how our city might
change. Allowing any
law or regulation that
restricts the voices of
residents to influence our
neighborhoods is contrary
to the ~~the~~ democratic

process of community
involvement.

Basil Ayish

3/12/2018

Mchugh, Eileen (BOS)

file #
180102
125
letters

From: Board of Supervisors, (BOS)
Sent: Tuesday, March 13, 2018 8:44 AM
To: BOS-Supervisors
Subject: FW: Oppose Bill SB 827

From: Farah Gowgani [mailto:fgowgani@yahoo.com]
Sent: Tuesday, March 13, 2018 8:09 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose Bill SB 827

Supervisors,

I ask you to oppose Senate Bill 827 (Wiener housing bill). SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences. Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,
Farah Gowgani

Farah Gowgani
Mobile: 415-990-7512
P Before printing, think about the environment

Mchugh, Eileen (BOS)

From: Zemanek, Mary Irene <MaryIrene.Zemanek@dfs.com>
Sent: Monday, March 12, 2018 9:26 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
'Sanfra.Fewer@sfgov.org'; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron
(BOS); 'CatherineStefani@sfgov.org'; Board of Supervisors, (BOS); MayorMarkFarrell
(MYR); 'info@cowhollowassociation.org'; Jan Diamond (janmdiamond@pacbell.net);
Albert Hom; Steven Callow
Subject: RE: "Oppose SB 827"

Dear All,

I adamantly oppose SB 827. I live in Cow Hollow, and promise to vote for you if you oppose this....and will not only **NOT** vote for you if you favour this, I will launch a campaign to get others not to vote for you. This is massively important to my neighbors and me.

With thanks,

Mary Irene Zemanek
2670 Greenwich St
San Francisco, CA 94123

MARY IRENE ZEMANEK GENERAL MANAGER HERMES AND POLO RALPH LAUREN T +1 650 246 3039 M +1 415 645 3128
DFS GROUP 580 CALIFORNIA STREET SUITE 1200 SAN FRANCISCO CA 94104
DFSGALLERIA.COM

This email and any files sent with it is intended only for the person(s) to whom it is addressed. If you are not the addressee or otherwise have received the email in error, please immediately notify the sender and delete the email.

Mchugh, Eileen (BOS)

From: Howard <wongaia@aol.com>
Sent: Monday, March 12, 2018 6:25 PM
To: wongaia@aol.com
Subject: OPPOSE SB 827 & SB 828

In My Opinion

OPPOSE SB 827 & SB 828

CHANGE.ORG: No to SB 827 & SB 828! Stop Top-Down Planning & Unsustainable High-Density Housing Growth!

<https://www.change.org/p/california-state-legislature-no-to-sb-827-sb-828-stop-top-down-planning-unsustainable-high-density-housing-growth>

SB-827 would pose a significant threat to local control, democracy, and public engagement. Immense developments could be approved with hardly any public input! The bill would benefit developers who profit from unlimited high-end housing production, without solving the need for affordable housing. Furthermore, it would foster displacement of existing residents.

Senate Bill 828 (Wiener) would dramatically raise local jurisdictions' housing quotas by requiring them to plan for 200% more housing units than their assigned housing allocations, among other methods.

* * * * *

Unfortunately, more likely following the development strategy playbook, transit is used as an excuse for denser development—even though previous development has never funded and/ or built public transit commensurate with growth.

Chicken and egg planning requires proportional investments in utilities, streets, infrastructure, transit and affordability—simultaneously.

Basic economics is that rising land values fuel housing displacement and gentrification. Big transit projects provide the political impetus for land-use changes, up-zoning and escalated land values. Often the transit projects are never even fully realized or built. Whereas, more democratic planning would upgrade transit uniformly across an entire city—with bus rapid networks, trackless automated streetcars, free shuttle bus loops, micro-transit, integrated transit systems, new technology and transit innovations as seen throughout the world—at relatively lower costs with quicker benefits. Growth could be organically distributed—tapping the unmet capacity of existing zoning.

San Francisco, the second densest city in the United States (after Manhattan) already has some of the densest neighborhoods, which already are world-class, livable and beautiful.

There's much to appreciate and preserve—in San Francisco, Marin and towns throughout the Bay Area and California. Existing planning codes and urban design guidelines have evolved to enhance the environment that we all love. Imposing blanket code and environmental exemptions is bad planning.

Better planning options exist: Land banking, public investments and zoning choices.

In some cities and countries, like Amsterdam and Holland, land is often public-owned, allowing for greater variety of affordability. Affordable housing is a public policy choice. Government has economic tools to invest in land, utilize public property, zone for public benefits, incentivize smaller/ plentiful dwellings, give tax incentives, prioritize approvals and permitting.... As seen throughout the world, affordable housing can take the form of cooperative housing, micro-housing, accessory units, prefabricated dwellings, single-room occupancies, boarding houses.... Not inconceivable, like China, government can plan new cities and towns that are self-sustaining—on public land.

Regards, Howard Wong, AIA

Mchugh, Eileen (BOS)

From: Cristina Morris <cmomorris@outlook.com>
Sent: Monday, March 12, 2018 5:25 PM
To: Board of Supervisors, (BOS)
Subject: FW: Please oppose SB 827

From: Cristina Morris <cmomorris@outlook.com>
Sent: Monday, March 12, 2018 5:18:01 PM
To: Jane.Kim@sfgov.org
Subject: Please oppose SB 827

Dear Supervisors and Mayor Farrell

As if San Franciscans aren't suffering enough from rampant and out of control construction, along comes SB 827.

SB 827 effectively takes control away from local officials to determine the height of buildings and allows for more density. I recently read about one of the Mayor's meetings where a mother of young children expressed her frustration about how difficult it is to raise a family in San Francisco, given the wrong headed approach that forces people to live in tight spaces without cars.

Somehow this has to stop. The reliance on the current tech boom is misguided. Eventually the demand for housing will level off. Many millennials do not want to live permanently in San Francisco. My adult children are seriously considering leaving the city (maybe leaving California), due to the congestion, costs, taxes, crime, and the ineffectiveness of city government to address many problems affecting the quality of life here.

Please oppose SB 827 when it comes before the Board on March 12. It will only make life more difficult for San Franciscans.

Thank you,
Cristina Morris

Sent from [Mail](#) for Windows 10

Mchugh, Eileen (BOS)

From: Chad Lamberson <chadlamb@pacbell.net>
Sent: Monday, March 12, 2018 5:16 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827

TO: The Board of Supervisors Land Use Committee

RE: Registering opposition to the Proposed SB827 that you are meeting about today Mar 12 2018

To Whom It May Concern,

Yesterday, Sunday Mar 11 2018, the Cow Hollow Association <info@cowhollowassociation.org> provided email information to local residential property owners about this proposed State legislation impacting home owners across the state. Being away from my home/office on Sunday and Monday morning I was unable to register my strong opposition as a home owner in San Francisco in time for your scheduled Board Of Supervisors Land Use Committee meeting at 1:30pm this afternoon. I trust the meeting you held this afternoon will have registered strong opposition on behalf of all home owners in San Francisco. The concept of such a far reaching piece of proposed legislation by the State of California, and its effects on hundreds of thousands of Californians who own Residential property, who would be affected as detailed, is beyond the scope of email.

Suffice it to say that SB827 as proposed by State Senator Scott Wiener will end up in the State and Federal Courts quickly. It potentially would cost the State of California millions of tax payer dollars to defend, and home owners of California time and money just to pursue judicial relief from this ill-conceived proposed legislation. Undoubtedly there will be costly local lawsuits that cities and counties will also have to contend with – costly to the local tax payers - should it go forward. Therefore I respectfully ask the Board of Supervisors Land Use Committee, and the Board of Supervisors to please just say “No” to SB827 as currently proposed, or in any similar form should it be re-written.

Thank you for the opportunity to address you on this important issue.

Sincerely,

Charles A. Lamberson Jr.
2745 Union Street
San Francisco 94123
h 415-563-0210
e chadlamb@pacbell.net

P.S. The impact of the legislation as noted below is staggering..... please just say "No" to SB827

Impact of Legislation

Single-family homes are a prime target of Wiener's SB 827. In the bill Summary, it says "...restrictive zoning - such as mandating single-family homes in areas with access to high-quality transit-limits the number of Californians who can live near public transportation. These zoning controls are socially exclusive, anti-urban, and in opposition to the state's adopted climate goals."

Apparently Wiener amended the bill to not displace the tenants nor demolish buildings with tenants, but everything else is left as is.

The only next step if this is not defeated by the full Board of Supervisors and the Mayor is to stop it at the state level, but that is much harder. Other cities across California oppose the law and more are joining everyday - currently San Mateo County, Marin, Sunnyvale, Los Angeles, The League of CA Cities and the Sierra Club are opposed, but that may not be enough to defeat this in Sacramento.

SB 827 KEY POINTS

- *This bill allows for taller denser developments within a 1/2 mile of a train station or a 1/4 mile of a frequent bus route (bus every 15 mins).*
- *Streets less than 45 feet wide from curb to curb can build up to 45 or 55 feet. This can increase further to 65 or 75 feet depending on its distance from a major transit stop and with the State Density Bonus, that allows extra height.*
- *Streets greater 45 feet wide from curb to curb can build up to 55 to 85 feet. This can increase further to 75 or 105 feet depending on its distance from a major transit stop and with the State Density Bonus*
- *It allows for additional heights of 10-12 feet for external mechanical roof structures.*
- *No provision for parking spaces.*
- *The state's law has precedence over local city planning laws.*
- *There will be no local control via the Planning Commission, supervisors or the mayor.*
- *It would not be subject to local regulations concerning size, height, number of apartments, floor area ratio.*
- *It would not be subject local design standards.*
- *As this bill stands, it is possible that sites containing existing residential units, including single family homes, would be incentivized to redevelop at higher densities as property ownership changes.*
- *This bill also does not cover the crucial issue of who will pay for infrastructure improvements to support the growth*
- *Risks such as increased evictions, rights of return for displaced tenants, increased demolitions, maintaining rent control units are not addressed in this bill.*
- *There was no mention that a significant percentage of the housing stock in San Francisco sits unoccupied.*

SB 827 Proposed Height Limits by Proximity to Transit and Street Width

Category	Radius Affected	Transit Type	Street Width (feet)	
			>45 ft	<45 ft
			Base w/SDB	Base w/SDB
A	1/4 mile	Transit corridor	85 ft ~105 ft	55 ft ~75 ft
	1 block	Major transit stop		
B	1/2 mile	Major transit stop	55 ft ~75 ft	45 ft ~65 ft

SDB - State Density Bonus

----- Forwarded message -----

From: Cow Hollow Association <info@cowhollowassociation.org>

Date: Sun, Mar 11, 2018 at 11:37 AM

Subject: Action Needed: Oppose State law that eliminates local controls over 40' height limit in SF - act today!



Cow Hollow Association

Oppose State Legislation that overrides 40' height limit
Act Now -- Vote by SF Commission - Monday 3/12/18

[Follow us on Facebook](#)

[Join CHA Today!](#)

March 2018

Oppose SB827 - Overrides 40' height limit in SF!

We apologize for the late notice. There is an important vote taking place **tomorrow** at City Hall (Monday, 3/12/18) and we want you to be aware of what's happening and how you can make your voice heard.

Senator Scott Wiener's proposed State legislation SB 827 eliminates ALL local control over height, bulk and design guidelines within our neighborhoods. No Supervisors, Planning Commission, or Mayor can override if enacted. This bill will raise allowable heights from the 35/40 ft. to anywhere from 45 ft. to 110 ft. This law could be the single biggest threat to San Francisco's livability and property values.

SB 827 will impact most heavily RH-1 and RH-2 zoned properties which are 72% of SF housing. Anybody with homes within a 1/4 mile of public transit or near "transit streets with specific widths" can expect new height allowance from 4 1/2 to 10 stories tall (counting bonuses heights and other factors per Planning Department's analysis).

This would end the decades long protection of 40 ft. height limit in residential areas and most commercial corridors. Remember the Fontana Apartments at the base of Russian Hill -- the outrage from that project became the impetus for the 40 ft. height limit - do you want 10 story high rises along Lombard Street or a 5+ story building across the street from you?

In the case of San Francisco, this designation exposes 96% of San Francisco to this new "upzoning" law (see map below)!

YOUR ACTION IS NEEDED - Attend or Write by Monday!

Monday, March 12 at 1:30pm
City Hall, Supervisors' Chamber, 2nd floor
Agenda, item #2

There will be a vote by the Supervisors' Land Use Committee (Kim, Tang, Safai) on a SF resolution opposing SB 827.

There needs to be significant opposition to SB 827 at the Land Use Committee because the lobbyists for SB 827 will show up in droves to get the Committee to pass it. The Committees' recommendation is taken seriously by the subsequent vote at the full Board of Supervisors. We need to act now.

If you can attend, that would be the most impactful. If not, please take a moment to send a message to the Board of Supervisors Land Use Committee and copy the remaining supervisors, the Mayor, the Clerk of the Board, and CHA.

Subject Line: "Oppose SB 827"

To:
Jane.Kim@sfgov.org
Katy.Tang@sfgov.org
Ahsha.Safai@sfgov.org

Cc:

Norman.Yee@sfgov.org
Catherine.Stefani@sfgov.org
Malia.Cohen@sfgov.org
Sanfra.Fewer@sfgov.org
London.Breed@sfgov.org
Norman.Yee@sfgov.org
Aaron.Peskin@sfgov.org
CatherineStefani@sfgov.org
Board.of.Supervisors@sfgov.org
mayormarkfarrell@sfgov.org
info@cowhollowassociation.org

Impact of Legislation

Single-family homes are a prime target of Wiener's SB 827. In the bill Summary, it says "...restrictive zoning - such as mandating single-family homes in areas with access to high-quality transit-limits the number of Californians who can live near public transportation. These zoning controls are socially exclusive, anti-urban, and in opposition to the state's adopted climate goals."

Apparently Wiener amended the bill to not displace the tenants nor demolish buildings with tenants, but everything else is left as is.

The only next step if this is not defeated by the full Board of Supervisors and the Mayor is to stop it at the state level, but that is much harder. Other cities across California oppose the law and more are joining everyday - currently San Mateo County, Marin, Sunnyvale, Los Angeles, The League of CA Cities and the Sierra Club are opposed, but that may not be enough to defeat this in Sacramento.

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- It would not be subject to local regulations concerning size, height, number of apartments, floor area ratio.
- It would not be subject local design standards.
- As this bill stands, it is possible that sites containing existing residential units, including single family homes, would be incentivized to redevelop at higher densities as property ownership changes.

- This bill also does not cover the crucial issue of who will pay for infrastructure improvements to support the growth
- Risks such as increased evictions, rights of return for displaced tenants, increased demolitions, maintaining rent control units are not addressed in this bill.
- There was no mention that a significant percentage of the housing stock in San Francisco sits unoccupied.

<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

SDB - State Density Bonus

Additional Reading

San Francisco Planning Analysis to the Planning Commission

Articles of Opposition

Article 1

Article 2

Scott Weiner's Article

Tech Executive Letter of Support
(the big money behind the bill)

Cow Hollow Association Board of Directors

Sherry Archer, David Baneroff, Lori Brooke, Don Emmons,
Cari Gennarelli, Cynthia Gissler, Stephen Holtzman,
Kristin Rolph, Veronica Faisch, Victoria Weatherford, Geoff Wood

BECOME A MEMBER!

cowhollowassociation.org
info@cowhollowassociation.org

Cow Hollow Association, P.O. Box 471136, San
Francisco, CA 94147

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Sent by info@cowhollowassociation.org in collaboration with



Try it free
today.

Mchugh, Eileen (BOS)

From: Nancy McAteer <angus2937@sbcglobal.net>
Sent: Monday, March 12, 2018 4:46 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: OPPOSE SB 827

It is hard to imagine a more nightmare-ish scenario for SF than the fate of the city if SF is co-oped by this irresponsible bill. Lack of imagination and understanding of how this urban editing will permanently damage the beauty and livability of a great city are the only excuses for considering this proposed violation. I adamantly oppose SB 827 as it relates to San Francisco.

Nancy McAteer

Mchugh, Eileen (BOS)

From: allan schuman <attyschu@yahoo.com>
Sent: Monday, March 12, 2018 4:29 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org; allan schuman; Alan Zimmerman; Lynne Schuman
Subject: OPPOSITION TO SB 827

Dear Honorable Supervisors ,

I am a resident, real property owner and voter in San Francisco , where I was born and raised . I am concerned about the possible passage of SB 827 and its ramifications for San Francisco in general , it's residents in particular , and the benefits of keeping building height restrictions a local legislative/regulatory affair .

Having informed myself of SB 827 , I wish and respectfully suggest that each of you consider this item of legislation as

NOT being in the best interests of San Francisco and it's residents , but is an effort by those few special interests entities

who are NOT associated with protecting us , but of engaging and fostering developments/building regulations and zoning primarily for their own self interests and financial gain . An efficient modality to achieve this is to engage new state law

inconsistent with local zoning , regulations and codes , which is just what SB 827 does and , most importantly , is intended to do !

Effectively , efficiently and ever so quietly , SB 827 will NOT oversee nor control building height limitations but will , in fact , act to decontrol it not just locally , but on a state wide level .

Another wonderful example of " follow-the-money " special interests politics and their legislative effort to enable SB 827 to become law .

I humbly suggest that each of you OPPOSE SB 824 !

Thank you for taking the time to read this email .

Respectfully,

Allan M. Schuman

2165 Filbert Street
San Francisco, CA 94123
(415) 563-2111

Mchugh, Eileen (BOS)

From: Richard C Hutson <rchutson@comcast.net>
Sent: Monday, March 12, 2018 4:20 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Cc: MayorMarkFarrell (MYR)
Subject: Housing SB827 7 828

Members San Francisco Board of Supervisors,

Re: SB 827 & 828

Please do not support this ill-advised land use scheme proposed by Scott Wiener. Shifting local control of land use and zoning to the state is not the way to solve the housing shortage in California, and certainly not in San Francisco. It's a chain-saw approach to an issue that needs a scalpel and boots on the ground knowledge. How can Sacramento know what's best for our city when our own Planning Commission sometimes doesn't get it right? I'm thinking of the big ugly black wall at the bottom of Potrero Hill "The Exchange" that's an insult to architecture and totally out of sync with the neighborhood ... and it's not even for housing!

I support high density development along transit rich corridors, but in truth we only have one of those in San Francisco ... Market Street. The rest of the city is relatively "transit poor". Other California towns and cities don't even have anything close to Market Street. Building high density development without the requisite new infrastructure will overwhelm existing systems and result in transit chaos.

At least some of the housing problem stems from selling residential properties to people who will not actually occupy them. You could correct this by requiring proof of occupancy for at least nine months of each year that they own the property. Building more housing that no one is going to live in is not the way to solve the problem.

Richard Hutson

Mchugh, Eileen (BOS)

From: Nancy Weber <nmsweber@sbcglobal.net>
Sent: Monday, March 12, 2018 3:44 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Oppose SB 827

Dear Board of Supervisors:

I oppose SB 827.

Nancy Weber
232 18th Avenue
SF CA 94121

Mchugh, Eileen (BOS)

From: Juztino Panella <jpanella@chabotcollege.edu>
Sent: Monday, March 12, 2018 3:33 PM
To: Board of Supervisors, (BOS)
Subject: As SF Resident I oppose SB 827

Dear Board of Supervisors,

As an SF resident, I strongly urge you to oppose Senate Bill 827 (as proposed by Scott Wiener) . The loss of local control over planning decisions will be a catastrophe for our neighborhoods and our community in numerous ways:

Instead I ask you to please support Supervisor Peskin's resolution opposing SB 827.

Thank you for your time and consideration,

Juztino
415-240-1209 cell

Juztino Panella
Counselor/Instructor
Chabot College
510-723-6733

Mchugh, Eileen (BOS)

From: Harrington, Rebecca <rharrington@TheLeadershipInstitute.com>
Sent: Monday, March 12, 2018 3:31 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
'Sanfra.Fewer@sfgov.org'; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron
(BOS); 'CatherineStefani@sfgov.org'; Board of Supervisors, (BOS); MayorMarkFarrell
(MYR); 'info@cowhollowassociation.org'
Subject: Oppose SB 827

Rebecca L. Harrington

Co-Founder and President | [The Leadership Institute](#)
415.247.1000 | rharrington@theleadershipinstitute.com | [LinkedIn](#)
101 Mission Street, Suite 1450 | San Francisco CA 94105



The Leadership Institute

Challenge • Lead • Innovate

Celebrating 26 Years of Service to our Members

This e-mail, including attachments, is confidential and may be privileged. Use or disclosure of it by anyone other than a designated addressee is unauthorized. If you are not an intended recipient, please delete this e-mail from the computer on which you receive it. Thank you.

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:26 PM
To: BOS-Supervisors
Subject: FW: Opposition to SB 827

From: Patricia Neel [mailto:kpneel@earthlink.net]
Sent: Friday, March 09, 2018 4:44 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Opposition to SB 827

Board of Supervisors:

I oppose SB 827 as well as any other measure that would raise the building height limitations San Francisco residents have voted on and count on. Raising the height limits will make the San Francisco we know and love a replica of Manhattan or Miami. Please DO NOT raise the height limits.

Patricia Neel
170 Pacific Avenue # 36
San Francisco

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:17 PM
To: BOS-Supervisors
Subject: FW: Oppose SB-827

From: Lance Carnes [mailto:lacarnes@gmail.com].
Sent: Monday, March 12, 2018 11:25 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose SB-827

Dear Supervisors,

I ask you to oppose Senate Bill 827 (Wiener housing bill). SB 827 will severely damage San Francisco through significant up-zoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences.

Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Lance Carnes
North Beach

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:15 PM
To: BOS-Supervisors
Subject: FW: Oppose SB 827

From: Marco DiCapua [mailto:marco.dicapua@gmail.com]
Sent: Monday, March 12, 2018 9:25 AM
To: jane.kin@sfgov.org; Tang, Katy (BOS) <katy.tang@sfgov.org>; ahsa.safai@sfgov.org
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; CatherineStefani@sfgov.org; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; info@cowhollowassociation.org; Anne Di Capua <anne.dicapua@gmail.com>; Monica Zimmerman <Moniczim@aol.com>
Subject: Oppose SB 827

This is a special interest assault on the urban fabric of San Francisco and adjacent communities.

Follow the example of the Northern Virginia and Maryland suburbs of DC.

Build new transit backbones and the builders will come rather than overburdening and adding congestion to a system that is clogged already.

Notice that the signers of the letter **Yes in My Back Yard** do not identify the bold motive above. let these cheapskate sneaks take their business elsewhere. Their gain, like Uber, does not even come near compensating everyone else s losses.

They want the SF cachet to become rich and want someone else to pay for it!

Note that the biggies, Apple, Oracle and others are not signatories to this assault because they know better.

Marco and Annne Di Capua
Property Owners
2630 Baker Street

To:
Jane.Kim@sfgov.org
Katy.Tang@sfgov.org
Ahsha.Safai@sfgov.org

Cc:
Norman.Yee@sfgov.org

Catherine.Stefani@sfgov.org

Malia.Cohen@sfgov.org

Sanfra.Fewer@sfgov.org

London.Breed@sfgov.org

Norman.Yee@sfgov.org

Aaron.Peskin@sfgov.org

CatherineStefani@sfgov.org

Board.of.Supervisors@sfgov.org

mayormarkfarrell@sfgov.org

info@cowhollowassociation.org

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:12 PM
To: BOS-Supervisors
Subject: FW: No to SB 827

From: Stephanie [mailto:stephanie@flamencosf.com]
Sent: Monday, March 12, 2018 9:18 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: No to SB 827

Subject: Oppose SB-827 I ask you to oppose Senate Bill 827 (Wiener housing bill) . SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences. Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely, Stephanie Neira

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:09 PM
To: BOS-Supervisors
Subject: FW: Opposing California State Senate Bill 827 (Wiener) - Transit-Rich Housing Bonus

From: Michael Faklis [mailto:Michael_Faklis@EvolSwSys.net]
Sent: Monday, March 12, 2018 6:29 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Opposing California State Senate Bill 827 (Wiener) - Transit-Rich Housing Bonus

I oppose loosening San Francisco's building height restrictions. Even today, as I walk towards the Financial District from my home, it's difficult to find some sunshine. Tall buildings block the sun over vast areas of the common space. With all of the tall buildings we already have, the sun is effectively blocked out. As the breeze passes through these areas, the Venturi effect (https://en.wikipedia.org/wiki/Venturi_effect) whips the breeze into pockets of strong winds, which along with the shade lowers the air temperature and causes street litter and dust to go airborne. When the fog comes in, the temperature drop and wind speed are more dramatic.

Please preserve our sunshine.

Michael Faklis
810 Battery Street, #A805
San Francisco, CA 94111-1576
(415)772-1921
Michael_Faklis@EvolSwSys.net

Privacy Disclaimer (revised 2017Feb08):

As a Computer Scientist with years of education and experience, I've always dealt with computer security.

There is no "silver bullet" to protect your information and privacy. If there were, someone would have cracked through the protection before it even reached the market. The German's Enigma machine was cracked by Allen Turing's team by using a computer attempting brute force trial and error. Our mobile phones are figuratively a trillion times more powerful than Turing's machine. It is relatively easy to break computer security. Either study the issues for decades and act, or ask a trusted advisor for help shoring up your computer security to a level for you to feel safe, while not so secure as to prevent your use of your computer.

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:07 PM
To: BOS-Supervisors
Subject: FW: ALERT! March 12th BOS hearing on SB 827 -- come and speak out to protect San Francisco! (26-35)

From: Joan Joaquin-Wood [mailto:joanwood@earthlink.net]
Sent: Monday, March 12, 2018 1:19 AM
To: SF Ocean Edge <sfoceanedge@earthlink.net>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; aaron peskin <aaron.peskin@earthlink.net>
Subject: Re: ALERT! March 12th BOS hearing on SB 827 -- come and speak out to protect San Francisco! (26-35)

WHY IS SCOTT WIENER CONTINUING TO TRY TO GIVE AWAY SAN FRANCISCO TO THE DEVELOPERS? HE IS FROM PENNSYLVANIA HAS NEVER SHOWN ANY REAL LOVE OR RESPECT FOR SAN FRANCISCO. PLEASE VOTE TO SQUASH SB 827 ALSO REMEMBER TO VOTE AGAINST ANY AND ALL OF WIENER'S PROPOSALS IN THE FUTURE. JOAN WOOD, NORTH BEACH

—Original Message—

From: SF Ocean Edge
Sent: Mar 11, 2018 11:36 AM
To: sfoceanedge@earthlink.net
Subject: ALERT! March 12th BOS hearing on SB 827 -- come and speak out to protect San Francisco! (26-35)

To all SF Ocean Edge supporters: *Please attend this hearing and speak out to protect San Francisco:*

**Ask the Board of Supervisors Land Use and Transportation Committee to
OPPOSE Senate Bill 827
Monday, March 12, 2018
1:30 p.m. start
San Francisco City Hall, Room 250**

Legislation (SB 827) has been introduced in the state legislature that will deprive Californians of local control over the height, density, and other aspects of building projects in residential neighborhoods that are served by public transportation.

San Francisco has a lot of public transportation (the good news). Because of our public transit, SB-827 will change the zoning in most of San Francisco to high-density buildings (the bad news). There will be NO input from the people who live here. This means that up to an 11 story building can get built next to you, and you will not be able to do anything about it. THIS INCLUDES RH-1 AND RH-2 (FAMILY) NEIGHBORHOODS.

There is no provision in SB-827 for building infrastructure to support this developer's dream legislation - no new parks, no new schools, and much loss of open space and sunlight all over San Francisco.

Supervisors Peskin, Ronen, Yee and Fewer have introduced a resolution opposing SB-827. The Board of Supervisors (BOS) Land Use Committee will be hearing the resolution this coming Monday, March 12th at 1:30 p.m. We can assume a heavy turnout from development interests.

Please come-on-down to City Hall and OPPOSE SB-827.

Showing up at City Hall has the most impact, BUT if you cannot come to City Hall, please write to the Land Use Committee members and copy Supervisor Peskin and us:

Your email can be very simple:

Subject: Oppose SB-827

Supervisor _____,

I ask you to oppose Senate Bill 827 (Wiener housing bill). SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences.

Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Jane.Kim@sfgov.org

Katy.Tang@sfgov.org

Ahsha.Safai@sfgov.org

Board.of.Supervisors@sfgov.org

Aaron.Peskin@sfgov.org

sfoceanedge@earthlink.net

If you have time, cc the rest of the Board:

Norman.Yee@sfgov.org

Catherine.Stefani@sfgov.org

Malia.Cohen@sfgov.org

Sandra.Fewer@sfgov.org

London.Breed@sfgov.org

Hillary.Ronen@sfgov.org

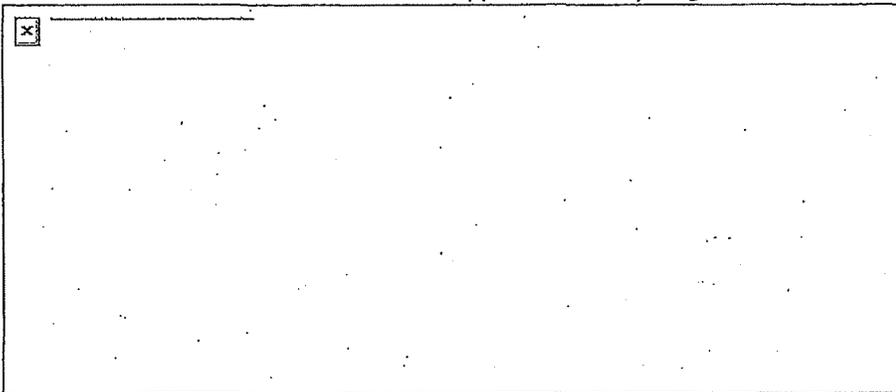
Jeff.Sheehy@sfgov.org

Board.of.Supervisors@sfgov.org

mayormarkfarrell@sfgov.org

If you would like more background on this devastating legislation, please email us at sfoceanedge@earthlink.net

Here is an artist's sketch of what could happen to a family neighborhood:



[Unsubscribe](#)

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:06 PM
To: BOS-Supervisors
Subject: FW: SB827

From: Cat Bell [mailto:bellacatus@yahoo.com]
Sent: Monday, March 12, 2018 12:56 AM
To: Kim, Jane (BOS) <jane.kim@sfgov.org>; KatyTang@sfgov.org; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: NormanYee@sfgov.org; CatherineStefani@sfgov.org; MaliaCohen@sfgov.org; SandraFewer@sfgov.org;
LondonBreed@sfgov.org; AaronPeskin@sfgov.org; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>;
MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>
Subject: SB827

Dear Supervisors

I am writing to urge you to oppose SB827 at every opportunity. I am writing as I am unable to attend the Land Use and Transportation Hearing tomorrow.

I am long time resident of San Francisco and I always vote.

Sincerely
Catherine Bellin

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 3:05 PM
To: BOS-Supervisors
Subject: FW: This voter says: Oppose SB 827!

From: Carl Russo [mailto:c_russo@hotmail.com]
Sent: Monday, March 12, 2018 1:07 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: sfoceanedge@earthlink.net; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>
Subject: This voter says: Oppose SB 827!

Dear Members of the Board of Supervisors:

As a San Francisco voter, I implore you to join your fellow supervisors in opposing Senate Bill 827. This legislation would gut local land use restrictions and completely leave the public out of the decision-making progress. As all of the city is served by MUNI's extensive bus network, it would virtually rezone the entire city.

Please don't accept the real estate developers' disingenuous rationale that 827 is all about ending the housing crisis. It's actually a wrecking ball on steroids! Let's not give away our voices, our oversight, and our beloved San Francisco as we know it to greedy developers.

Sincerely,

Carl Russo
1965 Page Street, Apt. 303
San Francisco, CA 94117

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 2:58 PM
To: BOS-Supervisors
Subject: FW: SB 827

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

From: Rita Pisciotta [mailto:rbinsf@earthlink.net]
Sent: Monday, March 12, 2018 1:31 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: SB 827

Please oppose 827 senate bill

Sent from my iPhone

Mchugh, Eileen (BOS)

From: David Ayerdi <DAYERDI@MCGUIRE.COM>
Sent: Monday, March 12, 2018 10:37 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB827
Attachments: supervisors e-mail info.docx
Categories: 180162

Oppose SB827

Thank You,

David

Subject Line: "Oppose SB 827"

To:

Jane.Kim@sfgov.org

Katy.Tang@sfgov.org

Ahsha.Safai@sfgov.org

Cc:

Norman.Yee@sfgov.org

Catherine.Stefani@sfgov.org

Malia.Cohen@sfgov.org

Sanfra.Fewer@sfgov.org

London.Breed@sfgov.org

Norman.Yee@sfgov.org

Aaron.Peskin@sfgov.org

CatherineStefani@sfgov.org

Board.of.Supervisors@sfgov.org

mayormarkfarrell@sfgov.org

info@cowhollowassociation.org

Mchugh, Eileen (BOS)

From: p daniels <nypablod@aol.com>
Sent: Monday, March 12, 2018 2:12 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org; Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen,
Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin,
Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS);
MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Subject Line: "Oppose SB 827"

I URGE YOU TO OPPOSE SB 827. IT WOULD GREATLY DIMINISH THE IMPORTANT HISTORIC AND AESTHETIC NATURE OF OUR GREAT CITY. IT IS AN UNNECESSARY GIVE AWAY TO DEVELOPERS AND WOULD CHANGE THE VERY ESSENCE OF THE LOW PROFILE LIVABLE QUALITY OF SAN FRANCISCO'S NEIGHBORHOODS.

THIS IS ANOTHER DISASTROUS ATTEMPT TO TURN OUR CITY INTO ONE MORE COMMERCIALIZED CORPORATIZED CITYSCAPE WITHOUT CHARACTER AND HISTORIC CHARM.

PLEASE DO NOT ALLOW THIS TERRIBLE DESTRUCTION OF OUR CITY TO TAKE PLACE.

SINCERELY
PAUL DANIELS
OWNER, 1306 PAGE STREET

Mchugh, Eileen (BOS)

From: Margo Rudd <mlrinsfo@earthlink.net>
Sent: Monday, March 12, 2018 1:49 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine.(BOS); Malia.Cohne@sfgov.org;
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); MayorMarkFarrell
(MYR); Board of Supervisors, (BOS); info@cowhollowassociation.org
Subject: OPPOSE SB 827

I write to express my opposition to SB 827. Studies show that housing density does not automatically make housing affordable. Furthermore, this bill would completely disrupt the quality of life for an average San Francisco resident like me. I live on Filbert Street between Franklin and Gough and near several bus lines that run every 15 minutes. But the current zoning laws keep my neighborhood a mix of single family homes, flats, and smaller apartment buildings. Developers of several new high rise buildings on Van Ness have sold the units as luxury units, not affordable housing. However, they do include parking. To think opening up this or other areas of the city to developers who promise to build not high end units but affordable units without parking because everyone will use public transportation or walk or bike around town is not believable. These new buildings because they bypass zoning ordinances, could tower over and block the light and air flow and views of existing buildings and further stress the infrastructure. Furthermore, it assumes all of these affordable units are going to individuals who are able to use public transportation at all hours, ride bikes and walk well. I am a retired resident who has a disability concerning walking(bike not an option either) and challenges riding the bus. SB 827 assumes too narrow a focus that all residents of affordable housing are healthy enough to not need a car, developers will really build enough affordable housing to address the problem, and new high rise density buildings will improve the quality of life in San Francisco neighborhoods. I strongly disagree. Please vote NO on SB 827. Martha L. Rudd

Mchugh, Eileen (BOS)

From: vic <sfvic2005@yahoo.com>
Sent: Monday, March 12, 2018 1:46 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors; (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827

Dear people of San Francisco government. As a 3rd generation San Franciscan I implore you to protect our city for people who live here, before it is turned into a congested unlivable mess so a few people can get extremely wealthy.

Thank You Victor P

Mchugh, Eileen (BOS)

From: Mark Wehrly <mwehrly415@gmail.com>
Sent: Monday, March 12, 2018 1:27 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
sanfra.fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Please Oppose SB 827

I am a resident of Cow Hollow, and a long-time resident of San Francisco since 1990. I am writing in opposition to SB 827. This legislation would impact the character of San Francisco permanently and negatively. Vote "NO" on SB 827.

Mark Wehrly

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 12:57 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Subject: FW: Subject: Oppose SB-827

From: andy gillis [mailto:candymansf@yahoo.com]
Sent: Sunday, March 11, 2018 5:16 PM
To: Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>
Subject: Subject: Oppose SB-827

Dear Supervisor,

I ask you to oppose Senate Bill 827 (Wiener housing bill). SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences.

This bill is also based on numerous false or simplistic assumptions regarding housing and the environment and there is little basis to justify its draconian approach to these crises.

Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Andy Gillis

1002 1/2 Dolores Street
San Francisco, CA 94110

Mchugh, Eileen (BOS)

From: Analytical Labs kist <alsfok@sbcglobal.net>
Sent: Monday, March 12, 2018 12:39 PM
To: MayorMarkFarrell (MYR); Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnefong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: No for SB-827 and SB-828

March 12, 2018

Honorable Mayor Farrell and Supervisors,

I totally agree with the points expressed by the Marina Community Association's letter opposing Senator Wiener's new proposed legislation, SB-827 and SB-828. I strongly oppose AB-827 and SB-828.

I am alarmed at this bill which once again favors developers and special interest over local interests. What we need is affordable housing. Just increasing height limits and building more expensive housing does not alleviate the problem. It is speculation that is the problem. With 1% of the population obsessively wealthy they want to look at housing as an investment. We need more opportunities for middle class housing and ownership.

Perhaps because renters have more political clout, former supervisors limited conversion of apartments to condos whereby instead of owning middle class people would have had the opportunity when property values were more reasonable to buy instead of rent. Renting is not giving people a secure future.

We need rent with option to buy opportunities. We need rent control on new buildings not only older buildings. Use laws to stop flipping of properties for short term gains.

This bill exasperates the housing shortage by making speculation even more attractive eliminating local considerations like displacement and cultural legacy. Let me just say "The Fillmore", as an example of devastation of a community by not providing housing for local inhabitants.

Make the laws fairer to landlords particularly the live-in owner who is both a tenant and a caretaker. The rent helps to pay the mortgage and makes ownership more possible in increasing property values environments. There is a difference between evictions because a tenant does not pay rent and an eviction due to speculation (remodel and flip). You have to make it easier for good landlords to evict tenants or they will not leave units vacant. The laws governing evictions need to be fairer to support long-term landlords.

These two bills do not address the State's housing shortage.

1. Both bills require a **major shift from local to state control**, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls. These are quality of life and local control issues.

2. SB-827 would more than double building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So core metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, **this legislation would up-zone 96% of the City**. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes. This will increase displacement and property values. This is a takeover of the Marina and Richmond districts that are in opposition to up-zoning. It also does not address the issue of ocean rising one foot that limits development of the coastal areas.

3. These bills contain no provisions – or worse still, no funding – for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools. As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem. We do have water shortage issues to address too.

4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service-businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities. Where is the data that backs Wiener's proposals? SFMTA is a whole problem in itself and does not serve the ridership. This is a real urban problem that SFMTA has gotten wrong and is one experiment too many.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid cost housing. You well know that low and mid income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries. We have a service orientated economy and we are crowding out plumbers, electricians, and other service orientated entrepreneurs with another Starbucks or a chain. With more people we need more jobs and more essential services as described)

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand: In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied. (They are empty because they are short-term rentals or the landlord is fearful of the unfair anti-landlord laws that give too much power to bad renters and that should have targeted speculators.)

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all

developments. Populations are moving to city centers but are we going to ignore climate change and water shortage problems in favor of uncontrolled population growth. There are cities that are addressing the issues and it is the cities that will find the answer not the state and federal government. Public participation to solve problems is a technological and sharing society is better than centralized planning.

We ask that you do whatever you can to ensure this legislation does not become law. I urge you to vote against both of these bills.

Sincerely,
Olga Kist
467 Potrero Avenue San Francisco in harmony with

Maurice Franco
Chair, MCA City & Urban Planning Committee

Jason Pellegrini
President, MICA and MICA Directors 2018

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 12:38 PM
To: Kim, Jane (BOS); Tang, Katy (BOS)
Subject: FW: Oppose SB827

From: A.O. Flint [mailto:aoflint@aol.com]
Sent: Sunday, March 11, 2018 3:59 PM
To: Jane.Kim@ssfsgov.org; KatyTang@sfgov.org; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; CatherineStefani@sfgov.org; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; info@cowhollowassociation.org
Subject: Oppose SB827

I strongly oppose State legislation SB 827. It will lead to the destruction of historically significant and beautiful residential neighborhoods in San Francisco, which already include low cost housing. And while proposing to increase the population density, no plans are offered for infrastructure improvements. It all seems politically motivated and irresponsible. I would also add that these historical neighborhoods bring in much needed tourist dollars left the way they are.

I regret being unable to attend the meeting on Monday March 12, 2018, but would like to voice my strong opposition to SB 827.

Sincerely,

Ayame Flint
2646 Vallejo St.
S.F., CA 94123

Mchugh, Eileen (BOS)

From: Roger Miles <rmiles1600@comcast.net>
Sent: Monday, March 12, 2018 12:37 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: SB 827

Dear Mayor Farrell and the San Francisco Board of Supervisors,

As a longtime resident and homeowner in our city, I believe it is imperative to retain local control over decisions that rightly belong to the citizens of San Francisco, as represented by you.

Please do not abrogate your duties as our representatives, vote no on SB 827.

Sincerely,
Roger D. Miles

Mchugh, Eileen (BOS)

From: Chris Durazo <chris@cjjc.org>
Sent: Monday, March 12, 2018 12:36 PM
To: Board of Supervisors, (BOS)
Cc: HLD LEADS
Subject: Oppose SB827

Dear Supervisors,

I am writing on behalf of Causa Justa :: Just Cause to express our opposition to state legislation SB827 to abolish land use controls and urge you to support the resolution authored by Supervisor Peskin to oppose SB827. Thank you.

Sincerely,

Chris Durazo

Chris Durazo (pronoun: she/her)
Co-Director of Housing, Land & Development
Causa Justa :: Just Cause

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Mchugh, Eileen (BOS)

From: Ed Poole <epoole@adplaw.com>
Sent: Monday, March 12, 2018 12:03 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827

Dear Supervisors

I am writing to urge you to oppose SB 827. This bill is simply bad for San Francisco for the following reasons:

- This bill allows for taller denser developments within a 1/2 mile of a train station or a 1/4 mile of a frequent bus route (bus every 15 mins).
- Streets less than 45 feet wide from curb to curb can build up to 45 or 55 feet. This can increase further to 65 or 75 feet depending on its distance from a major transit stop and with the State Density Bonus, that allows extra height.
- Streets greater 45 feet wide from curb to curb can build up to 55 to 85 feet. This can increase further to 75 or 105 feet depending on its distance from a major transit stop and with the State Density Bonus.
- It allows for additional heights of 10-12 feet for external mechanical roof structures.
- No provision for parking spaces.
- The state's law has precedence over local city planning laws.
- There will be no local control via the Planning Commission, supervisors or the mayor.
- It would not be subject to local regulations concerning size, height, number of apartments, floor area ratio.
- It would not be subject local design standards.
- As this bill stands, it is possible that sites containing existing residential units, including single family homes, would be incentivized to redevelop at higher densities as property ownership changes.
- This bill also does not cover the crucial issue of who will pay for infrastructure improvements to support the growth.
- Risks such as increased evictions, rights of return for displaced tenants, increased demolitions, maintaining rent control units are not addressed in this bill.
- There was no mention that a significant percentage of the housing stock in San Francisco sits unoccupied.

Thank you,

Edward G. Poole
Anderson & Poole
601 California Street, Suite 1300
San Francisco, CA 94108-2818
(415) 956-6413 ext. 102
(415) 956-6416 - facsimile
epoole@adplaw.com
www.adplaw.com

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Mchugh, Eileen (BOS)

From: Hali Reiskin <halidgka@gmail.com>
Sent: Monday, March 12, 2018 11:59 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: VIRULENTLY OPPOSE SB827

Dear Public Servants,

Please register my humble dissent on the above-referenced, words cannot express.

Rgds/
hali p. reiskin

Mchugh, Eileen (BOS)

From: Brooke Sampson <brookesampson@yahoo.com>
Sent: Monday, March 12, 2018 11:58 AM
To: Tang, Katy (BOS)
Cc: Cowhollowassociation Info; Stefani, Catherine (BOS); MayorMarkFarrell (MYR); Board of Supervisors, (BOS); Yee, Norman (BOS); Breed, London (BOS); Peskin, Aaron (BOS); Cohen, Malia (BOS)
Subject: Oppose SB 827

We oppose SB 827.

Please join other cities across California in opposing this proposed law.

Regards,
Brooke and Gary Sampson
San Francisco

Sent from Yahoo Mail on Android

Mchugh, Eileen (BOS)

From: Jim Billings <mediajim1@gmail.com>
Sent: Monday, March 12, 2018 11:46 AM
To: MayorMarkFarrell (MYR)
Cc: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: Strongly Oppose SB-827 and 828

Dear Mayor and Supervisors,

I strongly urge you to oppose SB-827 and 828. San Francisco does not need the state to dictate our zoning rules and regulations. Why would you want to give up local control over development decisions?

It's a dumb bill written by and for developers and real estate speculators.

Please oppose this draconian bills. Do you want your legacy to be the destruction of our neighborhoods?

Thank you.

Best,

Jim Billings

Visitation Valley Resident



Virus-free. www.avast.com

Mchugh, Eileen (BOS)

From: John Cooper <JCooper@fbm.com>
Sent: Monday, March 12, 2018 11:29 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
'Sanfra.Fewer@sfgov.org'; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron
(BOS); 'CatherineStefani@sfgov.org'; Board of Supervisors, (BOS); MayorMarkFarrell
(MYR); 'info@cowhollowassociation.org'
Subject: SB 827

Dear Supervisors

I have been a resident in San Francisco for many years and strongly oppose Senate Bill 827. This bill is an awkward attempt to impose zoning and planning on a statewide basis rather than doing so on a local basis which takes into consideration the issues and needs in a given neighborhood. The present law addresses zoning and planning on a local basis addressing attention to local issues. Zoning and planning in the heart of San Francisco are not the same as they are in Redding but this bill would impose the same rules on both. That is wrong. I urge you to vote NO on this bill.

John L. Cooper
2865 Divisadero Street
San Francisco, CA 94123.

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Mchugh, Eileen (BOS)

From: mike singer <mikesinger@mac.com>
Sent: Monday, March 12, 2018 11:22 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: SB827

Dear All,

My wife and I are proud native San Franciscans that raised our two sons in the city. It is inconceivable to us that the city would allow the state to impose their will as to what the city must allow to be built. Would any of you actually willing cede your authority of what has always been under local purview?
Please unanimously reject this craziness.

Thank You,

Mike Singer
415-948-4113

Mchugh, Eileen (BOS)

From: barry@hermansons.com
Sent: Monday, March 12, 2018 11:21 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Peskin, Aaron (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Ronen, Hillary; Sheehy, Jeff (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827

Supervisors:

I ask you to oppose SenateBill 827 (Wiener housing bill). AB 827 will dramatically change San Francisco's neighborhoods through significant upzoning and loss of local control over planning decisions. It will result in further gentrification and increased displacement.

Barry Hermanson

Mchugh, Eileen (BOS)

From: Jean-Pierre Guittard <jeanpierreguittard@gmail.com>
Sent: Monday, March 12, 2018 10:43 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

I wish to express my strong opposition to SB 827.

If approved, this bill will result in the destruction of the San Francisco that we know and love and which is envied the world over. This city is one of the most beautiful in the world. It also offers a unique living environment which make if feel more like a collection of villages and than an large soulless city. The hundreds of thousands of tourist who visit each year and the more than eight hundred thousand people who choose to make this city their home are evidence of that.

The residents of the city (of any city) are the ones who should be deciding what their home looks like. There is no reason to give up control of something as important as the quality of life of our families, neighbors, and colleagues.

We all recognize the need and desirability of high density housing with easy access to public transportation. But there is also a very strong need and desireability for low density housing. Meeting future housing and transit goals should not be accomplished by the destruction of our neighborhoods and communities. We already have one example of this in the destruction of the vibrant Fillmore District in the latter half of the last century.

Please preserve our unique city, quality of life, neighborhoods, and communities by opposing SB 827.

Respectfully submitted,

Jean-Pierre Guittard

Mchugh, Eileen (BOS)

From: Usha Burns <ushaburns@msn.com>
Sent: Monday, March 12, 2018 10:13 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

As a resident and taxpayer near Laurel Village I asked you to oppose SB 827, as it would open the door to higher rise luxury development in what are now 2 story buildings. SB 827 is yet another attempt by the State to strip away our local ability to negotiate the best affordable housing deals possible. What we really need from State legislators is funding for affordable housing - not giveaways to developers.

Usha N. Burns 3616 Sacramento St. San Francisco, CA 94118-1710 (415) 203-3720

Mchugh, Eileen (BOS)

From: John Burns <johnmburns48@yahoo.com>
Sent: Monday, March 12, 2018 10:11 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

As a resident and taxpayer near Laurel Village I asked you to oppose SB 827, as it would open the door to higher rise luxury development in what are now 2 story buildings. SB 827 is yet another attempt by the State to strip away our local ability to negotiate the best affordable housing deals possible. What we really need from State legislators is funding for affordable housing - not giveaways to developers.

John Burns
3618 Sacramento St
SF

Mchugh, Eileen (BOS)

From: fprice@ohlrich.com
Sent: Monday, March 12, 2018 9:40 AM
To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: OPPOSING SB 827 and SB 828
Categories: 180162

Honorable Mayor Farrell, I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828. These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history. I find the most glaring defects in these bills to be: 1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls. 2. SB-827 would more than double allowable building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, this legislation would up-zone 96% of the City. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes. 3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools. As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem. 4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service-businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities. 5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid-cost housing. You well know that low and mid-income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries. 6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied. 7. SB-828 would significantly increase our city

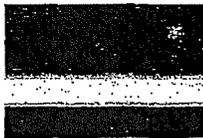
Mchugh, Eileen (BOS)

From: Scott Heldfond <scott.heldfond@aon.com>
Sent: Monday, March 12, 2018 9:36 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Importance: High
Categories: 180162

Senator Scott Wiener's proposed State legislation SB 827 eliminates ALL local control over height, bulk and design guidelines within our neighborhoods. No Supervisors, Planning Commission, or Mayor can override if enacted. This bill will raise allowable heights from the 35/40 ft. to anywhere from 45 ft. to 110 ft. **This law could be the single biggest threat to San Francisco's livability and property values.**

Consulate of the Republic of Rwanda

Scott R. Heldfond
Honorary Consul General
+415 394 5555
scottrh@ix.netcom.com
sheldfond@minaffet.gov.rw



Mchugh, Eileen (BOS)

From: Tracy West <tracy.l.west@oracle.com>
Sent: Monday, March 12, 2018 9:34 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed; London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

My name is Tracy West. I live at 431 10th Avenue San Francisco, CA in the Inner Richmond. We have limited sun as it is in this district. SB827 would make it even worse. I oppose this proposed rule. Scott Weiner should be ashamed of himself. I will be supporting any candidate other than him in the next election.

Thanks,
Tracy West

Mchugh, Eileen (BOS)

From: Carmen Barajas <cbarajas00@gmail.com>
Sent: Monday, March 12, 2018 9:30 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Cohen, Malia (BOS); Breed, London (BOS); Peskin, Aaron (BOS); Stefani, Catherine (BOS); Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org; Sanfra.Fewer@sfgov.org
Subject: Oppose SB 827
Categories: 180162

This is to express our opposition to SB 827.

This bill will adversely impact our standard of living in an already overly crowded city with limited and aging infrastructure, and not to mention the negative effect on the environment.

I urge you to oppose this bill so as to preserve what little remains of a once beautiful city.

It's time to conserve rather than build.

Regards,
Carmen Barajas

Sent from my iPhone

Mchugh, Eileen (BOS)

From: Jon Holman <jsh@holmangroup.net>
Sent: Monday, March 12, 2018 8:44 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); "Cc;Norman.Yee"@sfgov.org; Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: SB 827
Categories: 180162

Please vote against SB 827. We are losing San Francisco's character and don't need it to go any faster. Thank you.

Jonathan S. Holman, President
The Holman Group, Inc.
www.holmangroup.net
415-441-6500

Mchugh, Eileen (BOS)

From: Jessica MacGregor <macgregor.jessicabeth@gmail.com>
Sent: Monday, March 12, 2018 8:36 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peşkin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Cc: David MacGregor
Subject: We Oppose SB 827

Categories: 180162

My husband and I are residents and home owners on Green Street in Cow Hollow. We are parents to two first graders and are doing all we can to raise them in the city we love. We write to all of you because we are opposed to SB 827.

Scott Wiener's proposed State legislation SB 827 eliminates ALL local control over height, bulk and design guidelines within our neighborhoods. No Supervisors, Planning Commission, or Mayor can override if enacted. This bill will raise allowable heights from the 35/40 ft. to anywhere from 45 ft. to 110 ft. This law could be the single biggest threat to San Francisco's livability and property values.

SB 827 will impact most heavily RH-1 and RH-2 zoned properties which are 72% of SF housing. Anybody with homes within a 1/4 mile of public transit or near "transit streets with specific widths" can expect new height allowance from 4 1/2 to 10 stories tall (counting bonuses heights and other factors per Planning Department's analysis). This would end the decades long protection of 40 ft. height limit in residential areas and most commercial corridors.

Allowing building height limits to be increased in RH-1 zoned properties would create a catastrophic situation in our neighborhood. It would encourage and continue to support developers buying up residential properties and building mega-mansions with little to no regard for neighborhood character. We need to protect our neighborhoods from this type of development and passage of this bill would encourage and support mega projects.

Thank you,

Jessica and Dave MacGregor
2460 Green Street

Mchugh, Eileen (BOS)

From: Simpson, Paul <psimpson@sgijlaw.com>
Sent: Monday, March 12, 2018 8:35 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS);
Peskin, Aaron (BOS); sfoceanedge@earthlink.net
Cc: Steve WArD
Subject: Oppose SB-827
Categories: 180162

I am a 65 year resident of San Francisco. I have always favored locally regulated housing development that takes into account the uniqueness of San Francisco neighborhoods. SB 827 will destroy San Francisco neighborhoods as we know them. It is a neighborhood killer! Save the integrity of our neighborhoods by preserving local control over development.

Oppose SB 827.

Paul Simpson
95 Linares Avenue
San Francisco 94116

Sent from my iPhone

Mchugh, Eileen (BOS)

From: Arlene <arlenefilippi@yahoo.com>
Sent: Monday, March 12, 2018 8:28 AM
To: Kim, Janie (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: OPPOSE SB 827
Categories: 180162

Dear Mayor Farrell and the San Francisco Board of Supervisors,

I am strongly opposed to SB827. I am opposed to the elimination of all local control. Neighborhoods will have no say in the approval process and this is simply undemocratic and unacceptable.

Arlene Filippi
42 Wood Street
San Francisco, CA 94118

Mchugh, Eileen (BOS)

From: Janet F. Schindler <janetschindler@hotmail.com>
Sent: Monday, March 12, 2018 6:32 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Please oppose this state law that eliminates local controls over 40' height limit in San Francisco.

Thank you, Janet Schindler



Janet Feinberg Schindler

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DRE# 00859528

Mchugh, Eileen (BOS)

From: Susan Marineau <sgmarineau@gmail.com>
Sent: Monday, March 12, 2018 5:05 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS)
Subject: Oppose SB827
Categories: 180162

SB 827 is an attempt by the State to strip away our local ability to negotiate the best affordable housing deals possible. What we really need from State legislators is funding for affordable housing, not giveaways to developers.

Susan Marineau
3464 Clay Street
Sent from my iPad

Mchugh, Eileen (BOS)

From: Caroline Bouffard <cm.bouffard@gmail.com>
Sent: Monday, March 12, 2018 3:00 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Hello,

I am writing to strongly encourage you to OPPOSE SB 827. We cannot let the State of CA decide the building laws of our beautiful and beloved San Francisco.

Thank you for your attention.

Best regards,

C. Bouffard

Mchugh, Eileen (BOS)

From: Rita Agnese <theartistrita@gmail.com>
Sent: Monday, March 12, 2018 2:08 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162



Don't YOU DARE LET THIS PASS!!

RITA AGNESE

Mchugh, Eileen (BOS)

From: James Frame <james.frame@naturalhi.com>
Sent: Sunday, March 11, 2018 11:11 PM
To: Kim, Jane (BOS); Safai, Ahsha (BOS); Tang, Katy (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Having a blanket law to cover all cities in CA that have different needs is insane.

You should look at examples in other parts of the world where they have done this and the results are never what is intended.

Mchugh, Eileen (BOS)

From: Marianna Frame <mariannaframe@gmail.com>
Sent: Sunday, March 11, 2018 10:50 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Sent from my iPhone

Mchugh, Eileen (BOS)

From: Marianna Frame <mariannaframe@gmail.com>
Sent: Sunday, March 11, 2018 10:46 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

As a homeowner and resident in San Francisco I am alarmed by SB 827. This would create a greater strain on an already outdated infrastructure not to mention incentivize those homeowners like myself to sell, and move out of the city as it would make nearly every area of the city ripe for development. I moved to San Francisco from New York City for the very reason that one can live a beautiful life with true traditional homes in unique neighborhoods far from development and only be a 15 minute ride to downtown. In San Francisco, we can enjoy the benefits of living in a neighborhood where we know our neighbors, enjoy spending time playing with our young son on our sidewalk, and enjoy all of the pleasures of the city within arms reach without being concerned about his safety as we would in New York City or any major metropolis. I did not want to raise my child in a concrete jungle and for that reason sought out a city with the best mix of both worlds.

SB 827 would make the city ripe for development with the future uncertain and the only certainty that would remain is the fact that I will be selling my home, moving out of the city, and no longer able to live the kind of life I consider myself blessed to live here in San Francisco. This is a step to better those who may come in the future to be extreme detriment to those who are currently living and paying taxes in San Francisco with little promise it will actually benefit anyone in the long term.

I vehemently oppose this.

Marianna Frame

Sent from my iPhone

Mchugh, Eileen (BOS)

From: Krisanthy Desby <kdesby@sandhill.com>
Sent: Sunday, March 11, 2018 10:26 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); MayorMarkFarrell (MYR)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Breed, London (BOS); Sanfra.Fewer@sfgov.org; Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS)
Subject: Opposition to SB 827
Categories: 180162

Dear Mayor Farrell and Supervisors,

This letter is to express my opposition to SB 827, which I understand will be under discussion at tomorrow's Land Use Committee meeting. In my opinion, it will do the following:

- Turn the city into block after block of a Soviet-style wall of buildings
- Raise height limits so high that we will have perpetual shade
- Increase wind tunnels (which have knocked down trees in my northern neighborhood during every windstorm)
- Increase density—both population and traffic

And, worst of all,

- Strip the neighborhood residents of any say or control of what goes on where they live, work, and pay mortgages and taxes

It will *not* do the following:

- Bring a significant number of so-called affordable housing units onto the market
- Force everyone, or nearly everyone, to take the bus or a bicycle
- Keep the beauty and charm of the neighborhoods intact

I have seen these efforts all over the world ruin city after city. I am not impressed with what they've done to Los Angeles, Athens, Chennai or Mexico City, just to name a few.

I implore you all to take a hard look at the results of these kinds of initiatives rather than listen to the salesman-type rhetoric you are hearing from developers and others who will have a financial incentive to promote it.

Krisanthy Desby
Presidio Heights

Mchugh, Eileen (BOS)

From: lgpetty@juno.com
Sent: Sunday, March 11, 2018 10:07 PM
To: Board of Supervisors, (BOS)
Subject: To all Supervisors re: SB 827 and SB828-- Item 180162 on Mar 12 Land Use Committee Agenda

Categories: 180162

Dear Supervisor :

**Re: Item 180162 on the March 12, 2018 Land Use Committee Agenda
Opposing California State Senate Bill 827 Transit Rich Housing Bonus**

I am in favor of this item.

I am opposed to both SB 827 and SB 828.

They are both part of a directed attack on the independence of the City and County of San Francisco to determine their own housing, planning and zoning policies.

These two bills seek to establish a California State dictatorship over San Francisco, stripping our city of its long-established right to determine what is built within its borders and, by extension, preserve and protect it's way of life.

Neither of these bills will help solve San Francisco's affordable housing crisis.

Indeed, SB 827 re-zones just about our entire city, paving the way for a building frenzy of state, national and global investor-developers motivated by profits, rather than the true interests of San Franciscans.

Meanwhile, SB 828 imposes a doubling of the Regional Housing Needs Assessment. Since San Francisco largely meets its market rate goals, this arbitrary increase provides a rationale for more unneeded luxury construction, and is a smokescreen to obscure our truly desperate need for preservation and construction of affordable low and middle-class housing.

Just as the Federal government is attempting to dictate to San Francisco how we accommodate our immigrants, these State Bills are attempts to dictate how we accommodate the needs of San Francisco residents.

In addition to thwarting San Francisco's need for affordable housing, these State Bills are also a thinly-disguised plan to destroy most single-family homes in San Francisco.

Schemes in the past and present have, in the name of "progress," sought to destroy whole areas deemed "neglected" or to tear apart areas of particular economic, racial or cultural composition.

SB 827 and SB 828 will indiscriminately, widely and blindly target most of the city. For example, the entire Westside, where single family homes predominate. These are not proposals to encourage building mid-rises along a few major transit boulevards. Instead, they will command the bulldozing of blocks and blocks nearby, and also those close to hundreds of smaller transit arteries.

This is profit-seeking so rampant as to destroy the American Dream as it exists for both the haves and those who aspire. After all, what is the American Dream but the idea that anyone who works hard can have a successful life that includes a good job, adequate bank balance, a lovely family and, most of all, a nice house—a castle of security, independence and creativity.

Lastly, I believe SB 827 and SB 828 must be rejected outright... entirely.

No amount of amending, modifying, refining or bandaging can disguise the horrid reality of the State usurping the power of a duly-elected local governmental body and its democratically-crafted laws and policies. You can tie a pink ribbon on a hydrogen bomb, but in the end it will still destroy you.

And make no mistake, these State Bills are not even designed to apply equally to the various local governments in California. Rather, they will apply unequally—largely to those that have already sacrificed more than their share in creating comprehensive transit systems that meet the needs of their residents.

These bills are not legislation to encourage all California communities equally to build needed housing. On the contrary they are designed to force those with the most transit to shoulder all the needs of all Californians.

San Francisco, as we all know, already leads the way in fulfilling its responsibilities. It's time to stop piling on.

From: Lorraine Petty
Member, Senior and Disability Action
District 5 Action
Neighbors United

The Unusual Link Between Alzheimer's and Coconut Oil (Watch)

Memory Repair Protocol

<http://thirdpartyoffers.juno.com/TGL3132/5aa60b5bc0b2bb5b1a84st02duc>



Mchugh, Eileen (BOS)

From: Gina Symczak <gdonati@sbcglobal.net>
Sent: Sunday, March 11, 2018 9:55 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); MayorMarkFarrell
(MYR); Board of Supervisors, (BOS); info@cowhollowassociation.org
Subject: OPPOSE SB 827
Categories: 180162

Dear Supervisors,

My family of fourth-generation San Franciscans is strongly opposed to SB 827, and we urge you to do what you can to defeat it.

San Francisco stands out amongst cities worldwide for many things, but especially its unique, charming neighborhoods within the city limits. I regularly meet tourists at Crissy field who are awed by the fact that there are beautiful neighborhoods inside the city, as well as vibrant business districts. They say it is so charming because it doesn't feel like a big city.

We do not need to create denser, taller housing along the many transit corridors that traverse our city, irrevocably changing the face and the feel of these special, unique neighborhoods. We do not want to see San Francisco become like Manhattan and other cities with dense, crowded transit corridors, that have little unique character and inevitably fall into disrepair.

We need to retain our city's local jurisdiction over design, so the residents and neighborhood associations, together with you, our elected officials, can make decisions about the city we know best, and for which we have immense pride. We cannot allow the state to plan our city; that is our shared responsibility.

Thank you.
Gina Symczak & family

Mchugh, Eileen (BOS)

From: Patricia Houden <phouden@me.com>
Sent: Sunday, March 11, 2018 9:53 PM
To: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: OPPOSE SB 827
Categories: 180162

I am AGAINST SB 827. I believe it will ruin the unique character of our San Francisco neighborhoods and create a litany of problems from traffic to overcrowding.
Becoming New York is NOT the solution!

Patricia Houden
San Francisco resident and voter
2780 Filbert St.
94123

Mchugh, Eileen (BOS)

From: Terry C <focusgrow@gmail.com>
Sent: Sunday, March 11, 2018 9:42 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: SB 827 -YES on SB 827 to eliminate 40 feet building height
Categories: 180162

Dear Supervisors,

To solve current housing crisis where we cannot and will not build a wall to stop people from coming to and living in this tiny 49 sq mi city named S.F, the ONLY sensible way is to build HIGH RISES. The 40' building height is DATED and counter-productive.

It is OUR goal to make SF more LIVABLE. To make HOUSING more AFFORDABLE. To be open and thoughtful to accommodate increasing population. To embrace CHANGE.

RAISING building HEIGHT is the way to go. It sure will make housing more AFFORDABLE.

Let us all say "YES on my backyard! BUILD! We NEED more housing for EVERYONE!"

Let get together to get things done! And Stop all this senseless bickering and obstruction to change. Time has changed. Let's move forward!

Thank you!

Sincerely,
Terry Chong,

Mchugh, Eileen (BOS)

From: Alicia Berberich <aliciaberberich@gmail.com>
Sent: Sunday, March 11, 2018 9:27 PM
To: Tang, Katy (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: VOTE NO SB 827
Categories: 180162

This is a dramatic change in the rules in San Francisco and will GREATLY impact our neighborhood in a MAJOR NEGATIVE WAY!!! PLEASE PLEASE PLEASE

VOTE NO

ON SB 827.....

San Francisco will loose all of its neighborhood charm. This is so ridiculous I can't believe we even have to deal with this!!!

Why would we want to state to control the city like this??? This is hellacious..... please vote no!!

Alicia Berberich
2821 Pierce St.
San Francisco CA
94123
415-969-0280

Mchugh, Eileen (BOS)

From: Alicia Berberich <aliciaberberich@gmail.com>
Sent: Sunday, March 11, 2018 9:27 PM
To: Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: VOTE NO ON SB 827
Categories: 180162

This is a dramatic change in the rules in San Francisco and will GREATLY impact our neighborhood in a MAJOR NEGATIVE WAY!!! PLEASE PLEASE PLEASE

VOTE NO

ON SB 827.....

San Francisco will loose all of its neighborhood charm. This is so ridiculous I can't believe we even have to deal with this!!!

Why would we want to state to control the city like this??? This is hellacious..... please vote no!!

Alicia Berberich
2821 Pierce St.
San Francisco CA
94123
415-969-0280

Mchugh, Eileen (BOS)

From: Alicia Berberich <aliciaberberich@gmail.com>
Sent: Sunday, March 11, 2018 9:26 PM
To: Kim, Jane (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: GREATLY OPPOSE SB 827
Categories: 180162

This is a dramatic change in the rules in San Francisco and will GREATLY impact our neighborhood in a MAJOR NEGATIVE WAY!!! PLEASE PLEASE PLEASE

VOTE NO

ON SB 827.....

San Francisco will loose all of its neighborhood charm. This is so ridiculous I can't believe we even have to deal with this!!!

Why would we want to state to control the city like this??? This is hellacious..... please vote no!!

Alicia Berberich
2821 Pierce St.
San Francisco CA
94123
415-969-0280

Mchugh, Eileen (BOS)

From: Diane LeBow <diane@dianelebow.com>
Sent: Sunday, March 11, 2018 9:01 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: "Oppose SB 827"
Categories: 180162

We are opposed to Scott Weiner's bill which will permit reckless development, ignore local democratic processes regarding building and growth in this City, and rashly move in favor of greed and moneyed developers ignoring the values and reasons we love this city and where I've lived since 1980.

We are personally dealing immediately with this issue. My house at 3006-8 Pierce Street was built in 1890 and is a charming Victorian cottage. It is a legal two-unit building so four of us live here. Most of the houses on this block and in the neighborhood support the beauty and character of this city.

Recently my immediate neighboring house, 3010-12 was sold and a developer is preparing plans to add a one story "penthouse" beyond its two unit level. This will block light, views, drastically alter the character of our neighborhoods, and further support the high costs of living in SF. These developers are NOT building low income housing or work with local neighborhood values but rather to milk as much profit as they can from these projects.

Diane LeBow, Ph.D. professor emerita, writer, President emerita Bay Area Travel Writers. Cow Hollow Association member and Block Captain

John W. Montgomery, award-winning international photographer

Diane LeBow, Ph.D.

www.dianelebow.com

Writer, Photojournalist

President emerita, Bay Area Travel Writers, Inc.

Winner of "Best Women's Travel Writing" Solas Gold and Silver Awards.

Mchugh, Eileen (BOS)

From: Sharon McMahon <sharonsam112@cs.com>
Sent: Sunday, March 11, 2018 8:50 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: SB
Categories: 180162

Dear Board of Supervisors,

Please oppose SB 827. San Francisco is a great city but it will not be great with a number of skyscrapers in the neighborhoods.

Acting Mayor Ferrell – you represented us in the Marina until recently so how could you possibly think this is a good idea.

This bill is wrong on so many levels – not only are giant buildings bad but the loss of local control of regulations is even worse.

Please come to your senses and vote no on this preposterous law.

If, as the summary says, "These zoning controls are ... in opposition to the state's adopted climate goals." why is the Sierra Club in opposition to this bill.

Plus since much of the tax and business income in San Francisco is derived from tourists, this will simply drive tourists away from San Francisco to other cities and reduce our tourist related tax and business income drastically.

Vote No on SB 227.

Sharon McMahon
Cow Hollow

Mchugh, Eileen (BOS)

From: Sebastiano Scarampi <scarampi@sbcglobal.net>
Sent: Sunday, March 11, 2018 8:42 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Reading with disbelief about this bill that will destroy San Francisco as the whole world knows and loves it. It should be made into a UNESCO World Heritage Site and properly protected. Please kill this idiotic bill!

Sebastiano Scarampi
3127 Jackson St.
San Francisco

Mchugh, Eileen (BOS)

From: dominicbea@gmail.com on behalf of Dominic Bea <dominic.bea@gmail.com>
Sent: Sunday, March 11, 2018 8:41 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: I Oppose SB 827!
Categories: 180162

I oppose SB287! I strongly encourage you to pass a resolution opposing this measure!

Keep building heights at 35/40 ft in my neighborhood!

Dominic Bea
2727 Pierce Street
San Francisco, CA 94123
(415) 531-8595

Mchugh, Eileen (BOS)

From: Ian Courville <iancourville@gmail.com>
Sent: Sunday, March 11, 2018 8:37 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Kindly support SB 827
Categories: 180162

Dear Sir or Madam -

Increased density is the only solution to our housing affordability and supply problem. Please consider supporting the new initiative.

Thank you for your service.

Ian Courville
Noe Valley resident

Mchugh, Eileen (BOS)

From: Diana M <siriusjane@yahoo.com>
Sent: Sunday, March 11, 2018 8:34 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

I strongly oppose the passage of SB 827. Every City in California should have local jurisdiction over height limits. California is a diverse and populous state and every city is different. As everyone knows, San Francisco sits close to the San Andreas fault line, among others. I shudder to think what the 1989 earthquake would have brought with taller buildings or structures on landfill and/or sand. Increasing the height limits willy-nilly for every City seems counterintuitive and smacks of a knee-jerk decision. We have too many of these lately. If anything, the decision should be put to local citizens and not cater to out-of-city developers who have no vested interest in the local esthetics and geology. One size does NOT fit all!!

I understand the drive to increase density in the City and make it available for all income levels but let's use the current unoccupied housing stock before we "Manhattanize" our beautiful City.

Also, what happened to the sunlight law that was passed years ago? How will passage of the bill affect that? And who is going to pay for infrastructure changes needed to allow taller buildings? There are too many unanswered questions.

San Francisco has iconic views and a beautiful skyline (except for the BofA tower and the new Salesforce tower) and very open views to the Bay for many residents. We are a progressive City and can figure this out ourselves without having the State dictate what our City should be concerned with.

Please oppose SB 827.

Diana Meistrell
San Francisco, CA

Mchugh, Eileen (BOS)

From: Stephen Bluestein <stephen.david.bluestein@gmail.com>
Sent: Sunday, March 11, 2018 8:33 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); s z
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
sanfra.fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Dear Board of Supervisors of SF

My wife and I are writing you to oppose SB827. San Francisco's character is defined by the various neighborhoods that make up this wonderful city. There is no one monolithic "city". On many matters, we strongly believe that each neighborhood should have input and control over the various uses of the neighborhood. My wife and I currently live in Mark Ferrell's District 2 and my wife grew up and lived most of her life in District 2. We want to keep District 2 to heights at or below 40' to preserve the unique character of the various neighborhoods. We do not want District 2 to end up looking like the Financial District with various massive, out of proportion buildings making up the Marina. What makes SF wonderful to residents is the light and air that permeates District 2.

Thank you for your consideration

Stephen and Sabrina Bluestein
2511 Pacific Avenue

Mchugh, Eileen (BOS)

From: Janice Scattini <jscattini@aol.com>
Sent: Sunday, March 11, 2018 8:26 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

I am a new condo owner in San Francisco and I absolutely oppose SB 827. We purchased understanding the current height restrictions and respect these limitations in any remodeling we look to do in the future.

Janice Scattini
650.281.9949
Sent from my iPhone

Mchugh, Eileen (BOS)

From: Pete Scattini <petescattini@gmail.com>
Sent: Sunday, March 11, 2018 8:17 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Fwd: Action Needed: Oppose State law that eliminates local controls over 40' height
limit in SF - act today!
Categories: 180162

I oppose this as home owner in San Francisco,

Sent from my iPhone

Begin forwarded message:

From: Janice Scattini <jscattini@aol.com>
Date: March 11, 2018 at 8:05:38 PM PDT
To: Pete Scattini <petescattini@gmail.com>
Subject: **Fwd: Action Needed: Oppose State law that eliminates local controls over 40'
height limit in SF - act today!**

Jane.Kim@sfgov.org
Katy.Tang@sfgov.org
Ahsha.Safai@sfgov.org

Mchugh, Eileen (BOS)

From: Meg Johnson <meg.johnson@outlook.com>
Sent: Sunday, March 11, 2018 8:07 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
sanfra.fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Dear Supervisors:

As a long-time resident and homeowner in San Francisco, I am opposed to SB 827. This will dramatically change the character of this city which is uniquely livable. The premise of this bill seems to be for more development in neighborhoods throughout the city, there are many areas that are already zoned for higher-rise buildings and allowing these higher height limits throughout the city would create a density that doesn't seem sustainable. The bill allows for increased density near public transportation, and these resources are already stretched thin and in incredibly poor condition for a city of San Francisco's stature. Denser housing would negatively impact public parking, transportation and road maintenance throughout the city. These resources seem to be stretched to the limit already. Please veto this bill.

Sincerely,
Margaret S Johnson
2806 Union Street No. 5
San Francisco, CA 94123

Mchugh, Eileen (BOS)

From: A Benello <abenello@gmail.com>
Sent: Sunday, March 11, 2018 7:55 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose State Law SB 827
Categories: 180162

I am writing to oppose state law XB827

This law is unjust because it eliminates local control over building regulations. It would impact 72% of housing in SF which is a huge problem. Also, it will damage property values and thus lower tax revenues.

Do not pass this law.

Sincerely,
Allen Benello

Mchugh, Eileen (BOS)

From: Janet Andrews Howes <janetdds83@gmail.com>
Sent: Sunday, March 11, 2018 7:39 PM
To: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Subject: Oppose SB 827
Categories: 180162

To whom it may concern:

We vehemently oppose SB 827. We have lived here all our lives and this would ruin San Francisco as we know it. The Fontana Apartments are an example of this! To provide high density housing is not the answer.

Please vote NO on SB 827!

Janet and Dave Howes
2823 Laguna Street
SF, CA 94123

Mchugh, Eileen (BOS)

From: T Flandrich <tflandrich@yahoo.com>
Sent: Sunday, March 11, 2018 7:26 PM
To: Peskin, Aaron (BOS)
Cc: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: SB 827
Categories: 180162

I am writing to record my opposition to Senate Bill 827. As written to date, this bill and the recently added amendments would be a disaster for the city and county of San Francisco. Rezoning 95% of our city, overriding City planning codes, and disallowing public input and review is not going to serve San Francisco today nor in the future. I value the SF Planning Department's review/comments on the impact of SB 827. Above all, I value our democratic right to participate in public discussions about how our city is planned to meet the existing residents' needs and those who may come after us. One size, One Law, does not fit all!

Furthermore, I am in support of Supervisor Peskin's Resolution and ask that all SF Board of Supervisors support this resolution. If you truly know and care about our city today and the future of a livable, inclusive city, you will show your opposition to this bill and support the resolution.

Thank you for continuing to share our values and forward thinking!

Sincerely,

Theresa Flandrich

Mchugh, Eileen (BOS)

From: Ronald Giampaoli <ronald.giampaoli@gmail.com>
Sent: Sunday, March 11, 2018 7:01 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Dear City of San Francisco,

I oppose SB 827. Please do not allow this travesty to pass.

Thank you,
Ron Giampaoli

Mchugh, Eileen (BOS)

From: Ron Giampaoli <ronaldicm@comcast.net>
Sent: Sunday, March 11, 2018 6:55 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: "Oppose SB 827"
Categories: 180162

Dear City of San Francisco,

I oppose SB 827. Please do not pass this— it will greatly impact the beauty of the city.

Thank you for your time,
Ronald Giampaoli

Mchugh, Eileen (BOS)

From: Victoria Giampaoli <victoria.giampaoli@gmail.com>
Sent: Sunday, March 11, 2018 6:47 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Dear City of San Francisco,

I oppose SB 827. This would be terrible for our city. Absolutely devastating.

Thank you for your time,
Victoria Giampaoli

Victoria Giampaoli, DVM, cVMA

Mchugh, Eileen (BOS)

From: Diana Giampaoli <diana.giampaoli@gmail.com>
Sent: Sunday, March 11, 2018 6:41 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

City of San Francisco,

I strongly oppose SB 827. This will greatly impact our city and not for the better.

Diana Giampaoli

Mchugh, Eileen (BOS)

From: spike <spikekahn@gmail.com>
Sent: Sunday, March 11, 2018 6:24 PM
To: MayorMarkFarrell (MYR); Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); Rich Hillis; Melgar, Myrna (CPC); Rodney Fong; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: SB - 827
Categories: 180162

SB-827: Opposed!

Unlike SB 827, I believe in development that meets our people's needs, especially given the history of red-lining and other gross inequities. Mostly communities of color are covered by this Inequitable Development, developer windfall giveaway bill.

SB-827 takes away community input that has raised the percentage of affordability in the Mission District by being able to appeal Luxury Housing projects. If SB 827 should pass, our voices are silenced and our political pressure diminished, allowing developers to build less and less percentages of the affordable units we need to house our residents. Currently, less than 10% of San Franciscans can afford the market rate housing!

SB-827 has no requirements to provide low-income housing in exchange for additional development rights. In fact, the bill does not mention the word "affordable" at all, and actually decreases the percentage of affordable units in these projects.

VOTE to Oppose SB 827.

peace,

Spike Kahn
[+1 415 935 3641](tel:+14159353641) (USA/WhatsApp)
or [351 919 796 210](tel:+351919796210) (EU)
spikekahn@gmail.com

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Mchugh, Eileen (BOS)

From: zrants <zrants@gmail.com>
Sent: Sunday, March 11, 2018 6:17 PM
To: MayorMarkFarrell (MYR)
Cc: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); Rodney Fong; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: Oppose SB 827 item 2 at Land Use and Transportation Committee - March 12
Categories: 180162

March 11, 2018

Mayor Mark Farrell, Board of Supervisors, and Planning Department officials and staff:

re: Strong opposition to Scott Weiner's SB 827 to be heard and commented on at the Land Use and Transportation Committee Meeting on Tuesday and Planning Commissions Meeting on Thursday of this week.

I would like to join with many of your constituents and urge you to support Aaron Peskin's resolution to oppose SB 827 at the Land Use Committee Meeting and the Full Board Meeting on Tuesday. We feel that many of the Planning Department's concerns are valid and the amendments being offered have not changed the overall intent of state overriding local government powers.

Sincerely,

Mari Eliza

Concerned citizen of San Francisco

Mchugh, Eileen (BOS)

From: terry DiCarlo <tdc1510@aol.com>
Sent: Sunday, March 11, 2018 6:15 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org; 'Sharon McMahon'
Subject: Oppose SB 827
Categories: 180162

Dear Board of Supervisors,

Please oppose SB 827. San Francisco is a great city but it will not be great with a number of skyscrapers in the neighborhoods.

Acting Mayor Ferrell – you represented us in the Marina until recently so how could you possibly think this is a good idea.

This bill is wrong on so many levels – not only are giant buildings bad but the loss of local control of regulations is even worse.

Please come to your senses and vote no on this preposterous law.

If, as the summary says, "These zoning controls are ... in opposition to the state's adopted climate goals." why is the Sierra Club in opposition to this bill.

Plus since much of the tax and business income in San Francisco is derived from tourists, this will simply drive tourists away from San Francisco to other cities and reduce our tourist related tax and business income drastically.

Vote No on SB 227.

Terry DiCarlo
3021 Baker St
San Francisco, CA 94123
415-309-4941 Cell
tdc1510@aol.com

Mchugh, Eileen (BOS)

From: Catherine Cannata <cathcannata@gmail.com>
Sent: Sunday, March 11, 2018 6:04 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); MayorMarkFarrell (MYR); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

I am the owner of 3030-3032 Pierce St. SF CA 94123 and oppose SB 827 to increase height limit to 40'.

Please do not pass this legislation.

thank you,

Catherine Cannata
San Francisco Resident

Mchugh, Eileen (BOS)

From: Shawn Dahlem <dahlems@pacbell.net>
Sent: Sunday, March 11, 2018 5:35 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Oppose SB287I
Categories: 180162

To whom it may concern,

As residents and local citizens of San Francisco for over 22 years, we are strongly opposed to the SB287 proposal.

The proposal removes any 'rights' of local citizens and communities/local government of San Francisco to voice concerns, raise valid points, enter into thoughtful negotiations regarding the future of any proposed projects.

We do not want our collective voices to be disregarded, especially because this proposal will apply to 96% of San Francisco.

Sincerely,

Monica Dahlem
San Francisco citizen

Mchugh, Eileen (BOS)

From: Christophe Bertrand <bertrandchristophe123@gmail.com>
Sent: Sunday, March 11, 2018 5:26 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

As a resident of Cow Hollow, I urge you to oppose SB827, an ill-designed proposed State Legislation and a true danger to the character of San Francisco neighborhoods and quality of life. Thank you.

Christophe Bertrand

Mchugh, Eileen (BOS)

From: andy gillis <candymansf@yahoo.com>
Sent: Sunday, March 11, 2018 5:14 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS);
Peskin, Aaron (BOS)
Subject: Subject: Oppose SB-827
Categories: 180162

Dear Supervisor,

I ask you to oppose Senate Bill 827 (Wiener housing bill). SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences.

This bill is also based on numerous false or simplistic assumptions regarding housing and the environment and there is little basis to justify its draconian approach to these crises.

Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Andy Gillis

1002 1/2 Dolores Street
San Francisco, CA 94110

Mchugh, Eileen (BOS)

From: Angel Ogden <ayogden@yahoo.com>
Sent: Sunday, March 11, 2018 5:13 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board-of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Cc: Clement M. Ogden
Subject: We oppose State legislation SB 827
Categories: 180162

WE OPPOSE:

Senator Scott Wiener's proposed State legislation SB 827 eliminates ALL local control over height, bulk and design guidelines within our neighborhoods.

Such a hasty and anti-environmental proposal, which will result in major damage to the livability of our residential neighborhoods, should be carefully studied and residents support should be obtained before going to a vote.

Angel & Clement Ogden
232 Presidio Ave.
San Francisco, CA 94115

Mchugh, Eileen (BOS)

From: A.O. Flint <aoflint@aol.com>
Sent: Sunday, March 11, 2018 4:49 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB827
Categories: 180162

I strongly oppose State legislation SB 827. It will lead to the destruction of historically significant and beautiful residential neighborhoods in San Francisco, which already include low cost housing. And while proposing to increase the population density, no plans are offered for infrastructure improvements. It all seems politically motivated and irresponsible. I would also add that these historical neighborhoods bring in much needed tourist dollars left the way they are.

I regret being unable to attend the meeting on Monday March 12, 2018, but would like to voice my strong opposition to SB 827.

Sincerely,

Ayame Flint
2646 Vallejo St.
S.F., CA 94123

Mchugh, Eileen (BOS)

From: Michael Innes <michael.h.innes@gmail.com>
Sent: Sunday, March 11, 2018 4:49 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Peskin, Aaron (BOS); Ronen, Hillary; Sheehy, Jeff (BOS); Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Please note that as a 15yr resident of San Francisco living in the inner Richmond with my wife and 9 yr old son we strongly oppose SB827.

Thank you.

Michael Innes
415-823-1756

Mchugh, Eileen (BOS)

From: Arnold Cohn <sfamc2@gmail.com>
Sent: Sunday, March 11, 2018 4:34 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Stefani, Catherine (BOS); Yee, Norman (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Oppose SB 827

Mchugh, Eileen (BOS)

From: Meg Fitzgerald <mnfitz@hotmail.com>
Sent: Sunday, March 11, 2018 4:14 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Dear Mayor Farrell and the San Francisco Board of Supervisors,

I strongly urge you to oppose SB 827 as it eliminates local control over decisions that rightfully belong to the citizens of San Francisco, as represented by you. I sincerely hope for your unanimous, unambiguous rejection of this legislation.

Sincerely,
Margaret N. Fitzgerald

Mchugh, Eileen (BOS)

From: Marilyn Caston <outlook_422C7A1DED44C3EC@outlook.com>
Sent: Sunday, March 11, 2018 4:13 PM
To: Board of Supervisors, (BOS); mayormarkfarell@sfgov.org
Subject: OPPOSE SB 827
Categories: 180162

I favor retaining present height limits.

Marilyn Caston
Sent from Mail for Windows 10

Mchugh, Eileen (BOS)

From: A.O. Flint <aoflint@aol.com>
Sent: Sunday, March 11, 2018 3:59 PM
To: Jane.Kim@sfgov.org; KatyTang@sfgov.org; Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose.SB827
Categories: 180162

I strongly oppose State legislation SB 827. It will lead to the destruction of historically significant and beautiful residential neighborhoods in San Francisco, which already include low cost housing. And while proposing to increase the population density, no plans are offered for infrastructure improvements. It all seems politically motivated and irresponsible. I would also add that these historical neighborhoods bring in much needed tourist dollars left the way they are.

I regret being unable to attend the meeting on Monday March 12, 2018, but would like to voice my strong opposition to SB 827.

Sincerely,

Ayame Flint
2646 Vallejo St.
S.F., CA 94123

Mchugh, Eileen (BOS)

From: Diane L. Morris <diane@morrismgmt.com>
Sent: Sunday, March 11, 2018 3:56 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: I Oppose SB 827!!!
Categories: 180162

I Oppose SB 827!!!

As a longtime SF resident, this is TRULY disturbing!!!

- This bill allows for taller denser developments within a 1/2 mile of a train station or a 1/4 mile of a frequent bus route (bus every 15 mins).
- Streets less than 45 feet wide from curb to curb can build up to 45 or 55 feet. This can increase further to 65 or 75 feet depending on its distance from a major transit stop and with the State Density Bonus, that allows extra height.
- Streets greater 45 feet wide from curb to curb can build up to 55 to 85 feet. This can increase further to 75 or 105 feet depending on its distance from a major transit stop and with the State Density Bonus.
- It allows for additional heights of 10-12 feet for external mechanical roof structures.
- No provision for parking spaces.
- The state's law has precedence over local city planning laws.
- There will be no local control via the Planning Commission, supervisors or the mayor.
- It would not be subject to local regulations concerning size, height, number of apartments, floor area ratio.
- It would not be subject local design standards.
- As this bill stands, it is possible that sites containing existing residential units, including single family homes, would be incentivized to redevelop at higher densities as property ownership changes.
- This bill also does not cover the crucial issue of who will pay for infrastructure improvements to support the growth.
- Risks such as increased evictions, rights of return for displaced tenants, increased demolitions, maintaining rent control units are not addressed in this bill.
- There was no mention that a significant percentage of the housing stock in San Francisco sits unoccupied.

DIANE L. MORRIS | T 415-563-1443 | C 415-515-2852

Mchugh, Eileen (BOS)

From: Ausra Eileen Boken <aeboken@gmail.com>
Sent: Sunday, March 11, 2018 3:39 PM
To: catherine.stephani@sfgov.org; Fewer, Sandra (BOS); Peskin, Aaron (BOS); Breed, London (BOS); Kim, Jane (BOS); Yee, Norman (BOS); Sheehy, Jeff (BOS); Ronen, Hillary; Cohen, Malia (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Strongly Urging BOS LU&T Committee OPPOSE SB827
Categories: 180162

TO: San Francisco Board of Supervisors, Board Members of the Land Use and Transportation Committee, Clerk of the Board, Mayor Farrell

RE: Opposition to SB827

The Bill offers no inclusionary housing. The amended Bill still does not provide for any new inclusionary housing, but “defaults” to local law, thus providing a bonus for a developer for nothing in return, which will assuredly raise prices of land which is already in short supply. That also means, in San Francisco, that locally required inclusionary housing can still be “feed out”, thus depriving those who are most in need of transit centric housing to access it by right. There should be, under the Bill, new inclusionary housing by right on site. Better yet, what’s wrong with using the State Density Bonus Law, which could fill the same need?

The Bill does not really protect the tenants of rent controlled units. While the Bill elaborately purports to “protect” tenants in rent-controlled housing located on the development site, which housing is being demolished, the protection is illusory. Without at least a five year “look back” such as provided for under the State Density Bonus Law, qualifying occupancy of rent controlled units can be “managed” so that there will be no duty to provide ANY relocation expenses or a right of first refusal to return to a comparable unit on site in the new project at the previous rent-controlled rent level. Moreover, the Bill doesn’t directly address what happens if the new project is otherwise an “ownership” project, rather than a rental project.

Finally, what steps would be required of the Planning Department to actually determine time of occupancy and its termination and rental rates, and from where would its budget come? Since there are not likely to be acceptable answers to those questions, that is another reason for requiring a look back and at least the rental rate presumptions provided in the State Density Bonus Law.

Action requested of Supervisors. So, for the foregoing reasons and those stated in the earlier letter, you are urged to (a) SUPPORT and pass the proposed Resolution of the Board in opposition to the Bill, as the City of Los Angeles and others appear to have done or are doing; (b) deploy lobbyists and other representatives to seek the support of the state legislators to oppose the Bill; and (c) seek a judicial determination whether there is a sufficiently compelling state interest in the need for market rate housing to provide a developer bonus therefor, which the Bill does, at the expense of no Bill-required inclusionary housing in a land locked city such as

San Francisco, to warrant wrenching away from a charter city (and county) what is normally an exclusively municipal affair.

Eileen Boken, President

Sunset-Parkside Education and Action Committee (SPEAK)*

*For identification purposes only.

Mchugh, Eileen (BOS)

From: Didi Boring <didibird2519@gmail.com>
Sent: Sunday, March 11, 2018 3:38 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: oppose 278B
Categories: 180162

This legislation removes local control over a very important matter which this city/county should be able to decide for its local citizens. Please vote against this proposal. I think that if any project deserves a greater height, it should be approved on its merits, a case by case basis, just like every other project must be judged on in San Francisco.

Mchugh, Eileen (BOS)

From: Mary-Rose <maryrosehayes@hotmail.com>
Sent: Sunday, March 11, 2018 3:34 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

We strongly oppose SB 827 which will have a harmful effect on our environment and local lifestyle if it goes into effect, including light limitation and increased density of traffic. We have been living in our house for over forty years, already have too many tall buildings around us and do not need any more. Please respect the wishes of your fellow San Franciscans.

Thank you.

Patrick and Mary-Rose Hayes
2520 Octavia St., SF 94123

Books by Mary-Rose Hayes:

What She Had To Do: Trident Media/Cavendish Hill Press

Blind Trust (with Senator Barbara Boxer): Chronicle Books

A Time to Run (with Senator Barbara Boxer): Chronicle Books

Paper Star: E.P. Dutton

Amethyst: E.P. Dutton

The Winter Women: E.P. Dutton

The Yacht People: Pinnacle Books

The Caller: Pinnacle Books

The Neighbors: Pinnacle Books

Mchugh, Eileen (BOS)

From: John Karner <johnkarner@gmail.com>
Sent: Sunday, March 11, 2018 3:04 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Peskin, Aaron (BOS); Ronen, Hillary; Sheehy, Jeff (BOS); MayorMarkFarrell (MYR); Board of Supervisors, (BOS)
Subject: Oppose SB 827

Categories: 180162

I can't believe I'm hearing about new zoning laws which will basically destroy our neighborhoods by encouraging the construction of high rises?

I strongly oppose this measure and ask you vote against it.

Sincerely,
John Karner
Lone Mountain Resident

Mchugh, Eileen (BOS)

From: Connie B <connieb.contact@gmail.com>
Sent: Sunday, March 11, 2018 2:36 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: OPPOSE SB 827
Categories: 180162

To all regarding this heinous senate bill,

What in the world are you thinking. It's bad enough that our gorgeous city has been allowed to become the filthy city that it now is.

Now you want to destroy the essence of the beauty that is our city: our 40 foot height limits that keep the beauty of the contours of our hills so that our city follows the example of Paris and Washington, D.C. in making us a city whose beauty is omnipresent.

You absolutely **MUST OPPOSE SB 827** so that our city can continue to inspire and provide enjoyment to all that come here and all that live here.

STOP putting first the priorities of those that are motivated on the money they can make by turning us into an ugly non-unique city.

You must think of the quality and beauty of life that is ours because of our 40 foot height limits.

Connie Biaggini
Cow Hollow resident and longtime San Franciscan resident

Mchugh, Eileen (BOS)

From: Jack Luikart <jluikart@pacbell.net>
Sent: Sunday, March 11, 2018 2:31 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Need I say more. Please vote no on SB 827!

Sent from my iPad

Mchugh, Eileen (BOS)

From: www.cometomamma.org <cometomamma@gmail.com>
Sent: Sunday, March 11, 2018 2:16 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: OPPOSE SB 827
Categories: 180162

Hello,

I oppose SB 827 for many reasons. A more dense city does not mean a more affordable city, and could actually mean a more expensive city because there is more demand. The underground infrastructure of water and sewer pipes is not designed to handle the increased density proposed and it would not be feasible to expand it. This bill according to the Planning Department memo eliminates the ability to enforce any planning code standards and design standards that are the backbone of livability, walkability and urban design standards. Codes that deal with light, back yards and other quality of life design features of buildings would be tossed to the side. A whole lot could be filled 100% with a building that has little design. Ugh. Rather, ugly.

Please vote NO. This is not a good plan for SF or the state of California. Much more thought, vision and time needs to be taken.

Alison Price LM CPM

www.cometomamma.org

Mchugh, Eileen (BOS)

From: L&K Nussbacher <mail@nusshouse.com>
Sent: Sunday, March 11, 2018 1:56 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose sb 827
Categories: 180162

I don't want s 10 story building across the street from me.

Mchugh, Eileen (BOS)

From: audreycris@aol.com
Sent: Sunday, March 11, 2018 1:50 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Opposition to SB827
Categories: 180162

From: Audrey Carlson
2364A Vallejo Street
San Francisco, CA 94123

Here are reasons that I oppose SB 827 and why I do not believe that Scott Wiener is representing the will of those of us who supported him and why I believe that this bill may very well ruin the character of San Francisco's unique and iconic neighborhoods.

- This bill allows for taller denser developments within a 1/2 mile of a train station or a 1/4 mile of a frequent bus route (bus every 15 mins).
- Streets less than 45 feet wide from curb to curb can build up to 45 or 55 feet. This can increase further to 65 or 75 feet depending on its distance from a major transit stop and with the State Density Bonus, that allows extra height.
- Streets greater 45 feet wide from curb to curb can build up to 55 to 85 feet. This can increase further to 75 or 105 feet depending on its distance from a major transit stop and with the State Density Bonus.
- It allows for additional heights of 10-12 feet for external mechanical roof structures.
- No provision for parking spaces.
- The state's law has precedence over local city planning laws.
- There will be no local control via the Planning Commission, supervisors or the mayor.
- It would not be subject to local regulations concerning size, height, number of apartments, floor area ratio.
- It would not be subject local design standards.

- As this bill stands, it is possible that sites containing existing residential units, including single family homes, would be incentivized to redevelop at higher densities as property ownership changes.
- This bill also does not cover the crucial issue of who will pay for infrastructure improvements to support the growth.
- Risks such as increased evictions, rights of return for displaced tenants, increased demolitions, maintaining rent control units are not addressed in this bill.
- There was no mention that a significant percentage of the housing stock in San Francisco sits unoccupied.

Mchugh, Eileen (BOS)

From: Sherry Archer <sherry.archer88@gmail.com>
Sent: Sunday, March 11, 2018 1:48 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
sanfra.fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR); Lori Brooke
Subject: Oppose SB 827
Categories: 180162

I am a resident of Cow Hollow and oppose SB 827.

Mchugh, Eileen (BOS)

From: Kristina <kristinagedvila@yahoo.com>
Sent: Sunday, March 11, 2018 1:31 PM
To: Kim, Jane (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Please protect the integrity of our community and vote against SB 827.

We value the quality and beauty of our city. Please don't ruin it.

Thank you for your support,
Kristina Young

Mchugh, Eileen (BOS)

From: Susanne Stolzenberg <stolzenberg2004@yahoo.com>
Sent: Sunday, March 11, 2018 1:26 PM
To: Bernard Bauer
Cc: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

I oppose SN 827

Susanne Stolzenberg, Esq.
2439 Greenwich St.
San Francisco, CA 94123
Tel. (415) 851-4622

Mchugh, Eileen (BOS)

From: Bernard Bauer <bb2250@yahoo.com>
Sent: Sunday, March 11, 2018 1:22 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

I oppose SB 827.

Bernard Bauer
2443 Greenwich St.
SF 94123
415-238-6157

Mchugh, Eileen (BOS)

From: Diane Rivera <dianariver@aol.com>
Sent: Sunday, March 11, 2018 1:08 PM
To: MayorMarkFarrell (MYR); Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Peskin, Aaron (BOS); Board of Supervisors, (BOS); sfoceanedge@earthlink.net
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Ronen, Hillary; Sheehy, Jeff (BOS)
Subject: Oppose SB-827
Attachments: 18-3-11 SF Bd of Supervisors SB-827.doc
Categories: 180162

March 11, 2018

Subject: Oppose SB-827

Dear Mayor Mark Farrell, Members of the San Francisco Board of Supervisors, Members of the Use Committee and the SFOceanedge,

As a California constituent and a displaced San Francisco 73 yrs. old native starting in 2015, I ask you **to oppose Senate Bill 827** (Wiener housing bill). SB 827 will severely damage San Francisco through significant up-zoning and loss of local Control over planning decisions.

San Francisco has a lot of public transportation (the good news). Because of our public transit, SB-827 will change the zoning in most of San Francisco to high-density buildings (the bad news). There **will be NO input** from the people who live here. This means that up to an 11 story building can get built next to you and you will not be able to do anything about it. **THIS INCLUDES RH-1 AND RH-2 (FAMILY) NEIGHBORHOODS.**

There is no provision in SB-827 for building infrastructure to support this developer's dream legislation - no new parks, no new schools, and much loss of open space and sunlight all over San Francisco.

It will result in further gentrification of our neighborhoods and many other negative consequences.

Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Diane Rivera
760-637-5145

A THOUGHT FOR TODAY:

If you don't turn your life into a story, you just become a part of someone else's story. -Terry Pratchett, novelist (28 Apr 1948-2015)

DIANE M. RIVERA

Carlsbad, CA 92008
760-637-5145 - email: dianariver@aol.com

March 11, 2018

Subject: Oppose SB-827

Dear Mayor Mark Farrell, Members of the San Francisco Board of Supervisors, Members of the Land Use Committee and the SFOceanedge,

As a California constituent and a displaced San Francisco, 73 yrs. old native starting in 2015, I ask you *to oppose Senate Bill 827* (Wiener housing bill). SB 827 will severely damage San Francisco through significant up-zoning and loss of local Control over planning decisions.

San Francisco has a lot of public transportation (the good news). Because of our public transit, SB-827 will change the zoning in most of San Francisco to high-density buildings (the bad news). There **will be NO input** from the people who live here. This means that up to an 11 story building can get built next to you and you will not be able to do anything about it. **THIS INCLUDES RH-1 AND RH-2 (FAMILY) NEIGHBORHOODS.**

There is no provision in SB-827 for building infrastructure to support this developer's dream legislation - no new parks, no new schools, and much loss of open space and sunlight all over San Francisco.

It will result in further gentrification of our neighborhoods and many other negative consequences.

Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Diane Rivera
760-637-5145

Mchugh, Eileen (BOS)

From: E H Huchberger <ehaidim@gmail.com>
Sent: Sunday, March 11, 2018 1:00 PM
To: Kim, Jane (BOS); katy.tang@sfgov.org; Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Please not Miami Beach and the 'new' Honolulu.... Our city is beautiful. Please don't destroy it with an ill-conceived solution to housing.

Elizabeth Huchberger



Virus-free. www.avast.com

Mchugh, Eileen (BOS)

From: barbara heffernan <bjhassoc@comcast.net>
Sent: Sunday, March 11, 2018 12:53 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org; Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen,
Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin,
Aaron (BOS); CatherineStefani@sfgov.org; Board of Supervisors, (BOS);
MayorMarkFarrell (MYR); info@cowhollowassociation.org
Subject: We Oppose SB 827"
Categories: 180162

My husband and I are residents and home owners on Green Street in Cow Hollow and we are opposed to SB 827. We have lived in our home for over 30 years and seen the devastating effect of mega development in our neighborhood.

Scott Wiener's proposed State legislation SB 827 eliminates ALL local control over height, bulk and design guidelines within our neighborhoods. No Supervisors, Planning Commission, or Mayor can override if enacted. This bill will raise allowable heights from the 35/40 ft. to anywhere from 45 ft. to 110 ft. This law could be the single biggest threat to San Francisco's livability and property values.

SB 827 will impact most heavily RH-1 and RH-2 zoned properties which are 72% of SF housing. Anybody with homes within a 1/4 mile of public transit or near "transit streets with specific widths" can expect new height allowance from 4 1/2 to 10 stories tall (counting bonuses heights and other factors per Planning Department's analysis). This would end the decades long protection of 40 ft. height limit in residential areas and most commercial corridors.

Allowing building height limits to be increased in RH-1 zoned properties would create a catastrophic situation in our neighborhood. It would encourage and continue to support developers buying up residential properties and building mega-mansions with little to no regard for neighborhood character. We need to protect our neighborhoods from this type of development and passage of this bill would encourage and support mega projects.

Regards,
Barbara and Dan Heffernan
2423 Green Street
San Francisco, CA 94123

Mchugh, Eileen (BOS)

From: Martin Beresford <beresford@sbcglobal.net>
Sent: Sunday, March 11, 2018 12:29 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827"
Categories: 180162

For the good of San Francisco, please vote against SB 827!

Martin Beresford
1500 Francisco Street, SF
beresford@sbcglobal.net
Tel (415) 567 1714
Cell (415) 533 2542
Tokyo (81-3) 3710 4032
www.nichibeiamerica.com

Mchugh, Eileen (BOS)

From: Karen Mendelsohn Gould <karen@km-g.net>
Sent: Sunday, March 11, 2018 12:19 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

To whom it may concern,
I oppose SB 827. It will have negative environmental impact on air quality and congestion.
Respectfully, Karen

Karen Mendelsohn Gould
Luxury Property Specialist | Broker Associate
415 871 1597 | karen.gould@pacunion.com
KarenMendelsohnGould.com | License #01189713
Pacific Union International
1699 Van Ness Avenue | San Francisco, CA 94109

Mchugh, Eileen (BOS)

From: Judith Keiser <judy@sonic.net>
Sent: Sunday, March 11, 2018 12:12 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

Please do not allow San Francisco—the most lovely and liveable city—to be turned into a city of concrete canyons and impersonal streets and neighborhoods. San Francisco is a unique and admired. Please do not destroy it.

Thank you,

Judith and Wayne Keiser
2806 Union Street
San Francisco, CA 94123

Mchugh, Eileen (BOS)

From: Thomas Kenny <kenny@cdr.stanford.edu>
Sent: Sunday, March 11, 2018 12:02 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Friends on the Board of Supervisors -

I'm a long-time resident, regular voter, and taxpaying citizen of SF, living in the Cow Hollow area just south of Lombard. I'm extremely concerned that the proposed changes within SB 827 will lead to dramatic and unwanted changes to our neighborhood and many others in SF. Given the details in this bill, as I understand them, there could be a new corridor of 10-story buildings along both sides of Lombard and in many other locations. I can make a long list of reasons why this is a bad idea, and I hope you are already aware of and concerned about all of them.

I do appreciate Senator Scott Weiner's intent and goals, and have always appreciated his efforts in our city, but I think he's pushing something too big, too broad, too dangerous, far too fast. Please oppose this bill at this time, and allow more time for refinements and for the many thousands of questions that arise from this to be asked.

Thank you for your time and effort for our city!

Tom Kenny, Greenwich St resident

Mchugh, Eileen (BOS)

From: Eve Solomon <evesolomon@gmail.com>
Sent: Sunday, March 11, 2018 12:01 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR);
info@cowhollowassociation.org
Subject: Oppose SB 827
Categories: 180162

I STRONGLY urge you to oppose this bill which will RUIN our neighborhoods ... We hopefully will remain to live in a city that has "neighborhoods" not anonymous buildings ...

The meaning of the word neighborhood is a district, especially one forming a community within a town or city. This bill would certainly RUIN the communities that we have in this city by placing HUNDREDS of anonymous people who have NO feeling for community in our midst..

As you well know we have terrible Parking problems here in the city and by placing these new units near transit hubs certainly does not guarantee that the new residents would not have cars... What provisions i any are being made for addition AFFORDABLE parking spaces..

Developers often PACK these hearings with people who are just bussed in to serve as "bodies" to try and influence this committee... they really have NO interest in what is actually in progress...

Please do not be swayed by developers who are only interested in PROFITS not community

Thank you

Eve Solomon

Mchugh, Eileen (BOS)

From: Tom Packo <tompacko@yahoo.com>
Sent: Sunday, March 11, 2018 11:57 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); Board of
Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Dear Supervisors,

Please OPPOSE SB827! As a homeowner in District 2, I strongly believe the proposed legislation will negatively impact existing values and quality of life. Local control is required to prevent unreasonable regulations that do not apply everywhere.

PLEASE OPPOSE SB827! Don't let developers get rich and ruin our neighborhoods.

Tom Packo
2566 Greenwich St
San Francisco, CA 94123

Mchugh, Eileen (BOS)

From: Carmen Hermida <carmenhermida265@gmail.com>
Sent: Sunday, March 11, 2018 11:00 AM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS);
Peskin, Aaron (BOS); sfoceanedge@earthlink.net
Subject: Oppose SB-827

Categories: 180162

Please oppose sb-827.

A voting constituent from 94121.

Carmen Hermida

Mchugh, Eileen (BOS)

From: Gennadi Nedvigin <gnedvigin@gmail.com>
Sent: Saturday, March 10, 2018 10:32 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS);
Breed, London (BOS); Peskin, Aaron (BOS); Ronen, Hillary; Sheehy, Jeff (BOS);
Board.of.Supervisors@sfgov.org; MayorMarkFarrell (MYR)
Subject: Oppose SB 827
Categories: 180162

Gennadi Nedvigin

Sent from my iPhone

Mchugh, Eileen (BOS)

From: pwebber928@aol.com
Sent: Saturday, March 10, 2018 11:08 AM
To: MayorMarkFarrell (MYR); Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); catherine.strefani@sfgov.org; Cohen, Malia (BOS); Fewer, Sandra (BOS); Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); Rodgers, AnMarie (CPC); Hepner, Lee (BOS); Pagoulatos, Nick (BOS)
Cc: gswooding@gmail.com
Subject: Opposition to SB 827
Attachments: SB 827, as amended, ltr, v3.docx
Categories: 180162

Attached please find a letter urging you to (a) Support and pass the proposed Resolution of the Board in opposition to SB 827, as amended, (b) deploy lobbyists and other representatives to seek the support of state legislators to oppose SB 897, and (c) seek a judicial determination whether there is a sufficiently compelling state interest in the need for market rate housing to provide a developer bonus therefor, which the Bill does, at the expense of no Bill-required inclusionary housing in a land locked city such as San Francisco, to warrant wrenching away from a charter city (and county) what is normally an exclusively municipal affair.

Thank you,
Paul Webber

Paul Webber
A North Beach Resident
San Francisco, CA 94133
March 12, 2018

Members of the San Francisco Board
Of Supervisors

Re: Opposition to Senate Bill 827, as amended

Ladies and Gentlemen:

Reference is made to my letter to you, and the Mayor, of February 12, 2018, supporting a proposed Resolution of the Board in opposition to state Senate Bill 827, sponsored by, among others, Senator Wiener. That letter is incorporated by reference herein as if fully set forth. Since the date of that letter, the Bill has been amended, and this letter is to comment upon the substance of certain of those amendments.

The Bill offers no inclusionary housing. The amended Bill still does not provide for any new inclusionary housing, but "defaults" to local law, thus providing a bonus for a developer for nothing in return, which will assuredly raise prices of land which is already in short supply. That also means, in San Francisco, that locally required inclusionary housing can still be "feed out", thus depriving those who are most in need of transit centric housing to access it by right. There should be, under the Bill, new inclusionary housing by right on site. Better yet, what's wrong with using the State Density Bonus Law, which could fill the same need?

The Bill does not really protect the tenants of rent controlled units. While the Bill elaborately purports to "protect" tenants in rent-controlled housing located on the development site, which housing is being demolished, the protection is illusory. Without at least a five year "look back" such as provided for under the

State Density Bonus Law, qualifying occupancy of rent controlled units can be “managed” so that there will be no duty to provide ANY relocation expenses or a right of first refusal to return to a comparable unit on site in the new project at the previous rent-controlled rent level. Moreover, the Bill doesn’t directly address what happens if the new project is otherwise an “ownership” project, rather than a rental project.

Finally, what steps would be required of the Planning Department to actually determine time of occupancy and its termination and rental rates, and from where would its budget come? Since there are not likely to be acceptable answers to those questions, that is another reason for requiring a look back and at least the rental rate presumptions provided in the State Density Bonus Law.

Action requested of Supervisors. So, for the foregoing reasons and those stated in the earlier letter, you are urged to (a) SUPPORT and pass the proposed Resolution of the Board in opposition to the Bill, as the City of Los Angeles and others appear to have done or are doing; (b) deploy lobbyists and other representatives to seek the support of the state legislators to oppose the Bill; and (c) seek a judicial determination whether there is a sufficiently compelling state interest in the need for market rate housing to provide a developer bonus therefor, which the Bill does, at the expense of no Bill-required inclusionary housing in a land locked city such as San Francisco, to warrant wrenching away from a charter city (and county) what is normally an exclusively municipal affair.

Thank you.

/s/

Paul Webber

CC: Mayor Mark Farrell

Coalition for San Francisco Neighborhoods

Mchugh, Eileen (BOS)

From: annechome <annechome@yahoo.com>
Sent: Friday, March 09, 2018 11:04 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai; Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Yee, Norman (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: I oppose SB 827 (more time is needed for a viable option)
Categories: 180162

Dear Supervisors,

I have concerns with the intention (and future outcome) of Weiner's SB 827 if buildings were able to be rapidly put up. There's got be another way, rather than rapidly putting up possibly sub-par, potentially jerry-built building. I've lived in SF for many years and was finally able to move to the better weather in the Presidio Heights/Lower Pacific Hts area. I purposely chose this place in a low density area, but come to find out I am near a traffic corridor and thus have grave concerns about the proposed Prado building on the Firemans's Fund/UCSF site at California between Presidio and Laurel. Although I understand it will be built, the developer has not been transparent about its intentions and I'm afraid the bill would allow towering heights in our little 3-4 story neighborhood.

I urge you to **not** vote in support of this bill.

Thank you.

Anne

Anne Neill
3179 California St

Mchugh, Eileen (BOS)

From: leerobbins <leerobbins@sonic.net>
Sent: Friday, March 09, 2018 3:04 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS)
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS);
Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS);
CatherineStefani@sfgov.org; Board of Supervisors, (BOS); MayorMarkFarrell (MYR)
Subject: OPPOSE 827 which will Manhattanize and destroy San Francisco
Categories: 180162

Horrified by this bill and Scott Wiener for whom I am ashamed to say, as a gay man who used to live in the Castro (now in 94111), I once voted. This and his bill to help ensure that people can drink and make noise until 4 am.

I am unalterably opposed to this bill and will oppose any political who supports it with my vote, money and efforts. This is the first time I have written to any of you and the most destructive proposal in my 25 years as a citizen of our city which this bill would end as we know it.

Lee Robbins

- **NOTE: LeeRobbins@post.Harvard.edu is my PERMANENT email address**
- *please use this in your address book as I may change ISPs and their email addresses from time to time; note auto-reply goes to LeeRobbins@Sonic.net (my current ISP) which is OK but may be changed sometime.*

Cell: 415-713-1341

Mchugh, Eileen (BOS)

From: Richard Frisbie <frfbeagle@gmail.com>
Sent: Friday, March 09, 2018 3:04 PM
To: MayorMarkFarrell (MYR); Board of Supervisors, (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)
Cc: Karunaratne, Kanishka (MYR); Kathy Devincenzi; Rose Hillson; Paul Webber; Ozzie Rohm; Lisa Fromer; Franco Maurice; Matt McCabe; George Wooding
Subject: Opposition to SB 827
Attachments: Letter to Mayor & Supervisors on Poison Pill SB 827.doc
Categories: 180162

Find attached my letter detailing my opposition to the poison pill/poison bill SB 827.

I look forward to your comments.

Respectfully,
Richard Frisbie

Letter to Supervisors & Mayor on Poison Pill SB 827

ab·ro·gate
abrəˌgāt/
verb formal

1. repeal or do away with
synonyms: repeal, revoke, rescind, repudiate, overturn, annul; More

2. evade (a responsibility or duty). "we believe the board is abrogating its responsibilities to its shareholders"

OR, in this specific instance "we believe a Supervisor is abrogating her or his responsibility as an elected official by failing to oppose SB 827."

I am addressing this letter to you, the senior elected officials in the City of San Francisco.

To you, the individuals who have committed to your constituents to represent them to the best of your abilities.

Each one of you, individually and as a Group, needs to honor that obligation with respect to opposing State Bill 827.

SB 827 challenges that very obligation.

Setting aside all discussion of the pros and cons of the bill's impact on densification, transit routes, applicable distances, neighborhood character, property rights et al what remains is a **poison pill** about which some of you have remained silent and a few of you have indicated tacit support.

My deepest thanks and profound respect to those of you who have been front, center and outspoken in opposition to this egregious legislation.

Thank You!

Shame on any elected official who has failed to publicly and actively oppose SB 827.

The **poison pill** contained in SB 827 eliminates, removes, deletes,....., (whatever language you choose to use) local control over a decision that belongs rightfully, and solely, to the citizens of San Francisco.

The citizens of San Francisco should decide the future of this City not some distant political organization rife with special moneyed interests located in Sacramento.

I have reviewed, to the extent possible, your positions stated when you ran for office.

None of you, not one, indicated etc. that you would consider abrogating your responsibility to represent the citizens of your District by allowing local control to be eliminated and replaced by a faceless bureaucracy in Sacramento.

Not one of you stated that you favored turning over local control to Sacramento. A failure to oppose SB 827 is a vote to do just that - to totally eliminate local authority, local knowledge, custom, culture and standards over a crucial aspect of San Francisco.

A failure to oppose SB 827 is a vote to support the disenfranchisement of your constituents, a vote to deprive them of their democratic right to have a voice in the future of their City.

I can think of nothing more egregious or demeaning for an elected official to do than to turn their back on their constituents.

If you fail to actively reject this legislation you can dress your position up in whatever language you choose but the fact remains is that you've abrogated your responsibility to your constituents if you fail to actively and noisily oppose SB 827 and any related legislation that is based on eliminating local input, control and decision making.

The San Francisco Board of Supervisors in conjunction with the Office of the Mayor needs to issue a unanimous, powerful, unambiguous rejection of this legislation.

The sooner the better I might add.

Respectfully,

Richard Frisbie

Mchugh, Eileen (BOS)

From: Ron Henggeler <sfbison@gmail.com>
Sent: Sunday, March 11, 2018 1:02 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS);
Peskin, Aaron (BOS); sfoceanedge@earthlink.net
Cc: Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Fewer, Sandra (BOS);
Breed, London (BOS); Ronen, Hillary; Sheehy, Jeff (BOS); Board.of.Supervisors@sfgovorg;
MayorMarkFarrell (MYR)
Subject: Oppose SB-827
Categories: 180162

Supervisors,

I ask you to oppose Senate Bill 827 (Wiener housing bill). SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences. Please support Supervisor Peskin's resolution opposing SB 827.

Sincerely,

Ron Henggeler
San Francisco
94117

Mchugh, Eileen (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, March 12, 2018 2:03 PM
To: BOS-Supervisors
Subject: FW: To all Supervisors re: SB 827 and SB828-- Item 180162 on Mar 12 Land Use Committee Agenda

From: lgpetty@juno.com [mailto:lgpetty@juno.com]
Sent: Sunday, March 11, 2018 10:07 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: To all Supervisors re: SB 827 and SB828-- Item 180162 on Mar 12 Land Use Committee Agenda

Dear Supervisor :

**Re: Item 180162 on the March 12, 2018 Land Use Committee Agenda
Opposing California State Senate Bill 827 Transit Rich Housing Bonus**

I am in favor of this item.

I am opposed to both SB 827 and SB 828.

They are both part of a directed attack on the independence of the City and County of San Francisco to determine their own housing, planning and zoning policies.

These two bills seek to establish a California State dictatorship over San Francisco, stripping our city of its long-established right to determine what is built within its borders and, by extension, preserve and protect it's way of life.

Neither of these bills will help solve San Francisco's affordable housing crisis.

Indeed, SB 827 re-zones just about our entire city, paving the way for a building frenzy of state, national and global investor-developers motivated by profits, rather than the true interests of San Franciscans.

Meanwhile, SB 828 imposes a doubling of the Regional Housing Needs Assessment. Since San Francisco largely meets its market rate goals, this arbitrary increase provides a rationale for more unneeded luxury construction, and is a smokescreen to obscure our truly desperate need for preservation and construction of affordable low and middle-class housing.

Just as the Federal government is attempting to dictate to San Francisco how we accommodate our immigrants, these State Bills are attempts to dictate how we accommodate the needs of San Francisco residents.

In addition to thwarting San Francisco's need for affordable housing, these State Bills are also a thinly-disguised plan to destroy most single-family homes in San Francisco.

Schemes in the past and present have, in the name of "progress," sought to destroy whole areas deemed "neglected" or to tear apart areas of particular economic, racial or cultural composition.

SB 827 and SB 828 will indiscriminately, widely and blindly target most of the city. For example, the entire Westside, where single-family homes predominate. These are not proposals to encourage building mid-rises along a few major transit boulevards. Instead, they will command the bulldozing of blocks and blocks nearby, and also those close to hundreds of smaller transit arteries.

This is profit-seeking so rampant as to destroy the American Dream as it exists for both the haves and those who aspire. After all, what is the American Dream but the idea that anyone who works hard can have a successful life that includes a good job, adequate bank balance, a lovely family and, most of all, a nice house—a castle of security, independence and creativity.

Lastly, I believe SB 827 and SB 828 must be rejected outright... entirely.

No amount of amending, modifying, refining or bandaging can disguise the horrid reality of the State usurping the power of a duly-elected local governmental body and its democratically-crafted laws and policies. You can tie a pink ribbon on a hydrogen bomb, but in the end it will still destroy you.

And make no mistake, these State Bills are not even designed to apply equally to the various local governments in California. Rather, they will apply unequally—largely to those that have already sacrificed more than their share in creating comprehensive transit systems that meet the needs of their residents.

These bills are not legislation to encourage all California communities equally to build needed housing. On the contrary they are designed to force those with the most transit to shoulder all the needs of all Californians.

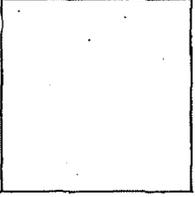
San Francisco, as we all know, already leads the way in fulfilling its responsibilities. It's time to stop piling on.

From: Lorraine Petty
Member, Senior and Disability Action
District 5 Action
Neighbors United

The Unusual Link Between Alzheimer's and Coconut Oil (Watch)

Memory Repair Protocol

<http://thirdpartyoffers.juno.com/TGL3132/5aa60b5bc0b2bb5b1a84st02duc>



Carroll, John (BOS)

From: Peskin, Aaron (BOS)
Sent: Monday, March 12, 2018 4:35 PM
To: Carroll, John (BOS)
Cc: Angulo, Sunny (BOS)
Subject: FW: SB-827 and SB-828

Categories: 2018.03.12 - LUT, 180162

For inclusion in file

From: Glenn Rogers [mailto:alderlandscape@comcast.net]
Sent: Monday, March 12, 2018 2:38 PM
To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhilljssf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodnevfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Subject: SB-827 and SB-828

PARKMERCED ACTION COALITION
P.O. Box 329162, San Francisco, CA 94132
Phone: 415.586-8103
Email: parkmercedac@gmail.com

March 12, 2018

Honorable Mayor Farrell,

Today, we, the Parkmerced Action Coalition, state our displeasure of Senator Wiener's new proposed legislation, SB-827 and SB-828.

Taking away the local jurisdiction of Planning decisions and having them made in the State legislature is folly. Every city in California is different. How can one piece of legislation in Sacramento be able to address each city's different median age, topography, infrastructure needs, density, architectural style, natural resources, and migration history?

1. Both SB-827 and SB-828 would move legislation from local control to State control and in so doing would eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
2. SB-827 would nearly triple the building heights in San Francisco from 20 feet to nearly 75 feet-105 feet. Since so much of the City is considered 1/2 mile away from some transportation line, this legislation would affect nearly 96% of the City, in my opinion. Clearly, some parts of San Francisco need to have buildings of smaller scale.
3. With this increase in densification, there is no companion bill of improving infrastructure, i.e. roads, water, sewer, and schools. Wiener's bill only enlarges a problem that is already "out of control".
4. Wiener's bill has no solution or suggestion of how to distribute construction for different income levels which could retain the low and medium income citizens of our City. Improving the housing stock for citizens of these income levels is essential in retaining the needed infrastructure of our City which includes: teachers, police, firefighters and our construction workers in the City.
5. SB-828 would increase our City's RHNA level. If the City presently meets or surpasses its existing RHNA level for market rate housing, surely SB-828 would stretch the number of market rate construction being built. What we really need is housing for the low and middle class, representing the City's infrastructure.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

Glenn Rogers
Chair PmAC City and Urban Planning Committee

Parkmerced Action Coalition Mission: Working together to preserve the quality of life and environment in Parkmerced for residents, neighbors, and the people of San Francisco.

Carroll, John (BOS)

From: Peskin, Aaron (BOS)
Sent: Monday, March 12, 2018 4:35 PM
To: Carroll, John (BOS)
Subject: FW: OPPOSING SB 827 and SB 828

Categories: 2018.03.12 - LUT, 180162

For resolution file.

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

From: Charlotte Kissling [mailto:ckisslingredes@aol.com]

Sent: Monday, March 12, 2018 2:40 PM

To: MayorMarkFarrell (MYR) <mayormarkfarrell@sfgov.org>; senator.wiener@senate.ca.gov; Kim, Jane (BOS) <jane.kim@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sanfra.Fewer@sfgov.org; Breed, London (BOS) <london.breed@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneymfong.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; gswooding@gmail.com; Quizon, Dyanna (BOS) <dyanna.quizon@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>

Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell,

I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

I find the most glaring defects in these bills to be:

1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
2. SB-827 would more than double allowable building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, this legislation would up-zone 96% of the City. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes.
3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools.

As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.

4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid-cost housing. You well know that low and mid- income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries.

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied.

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,
Charlotte Kissling
Owner, Steiner St. property

Sent from my iPhone

Carroll, John (BOS)

From: Somera, Alisa (BOS)
Sent: Monday, March 12, 2018 2:32 PM
To: Carroll, John (BOS)
Subject: FW: Opposition to SB 827
Attachments: Letter to Mayor & Supervisors on Poison Pill SB 827.doc

Categories: 2018.03.12 - LUT, 180162

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

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---

**From:** Quizon, Dyanna (BOS)  
**Sent:** Monday, March 12, 2018 8:54 AM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Subject:** FW: Opposition to SB 827

Hi Alisa!

Are you still handling Land Use or is Erica back? If the former, can you please include the attached letter as part of file 180162?

Thank you!  
Dyanna

**Dyanna Quizon**  
Legislative Aide, City & County of San Francisco Board of Supervisors | Office of  
District 2 Supervisor Catherine Stefani

---

A San Francisco City Hall, Room 260  
O (415) 554-7752 E [dyanna.quizon@sfgov.org](mailto:dyanna.quizon@sfgov.org)  
W <http://sfbos.org/supervisor-stefani-district-2>

**From:** Richard Frisbie [<mailto:frfbeagle@gmail.com>]  
**Sent:** Friday, March 09, 2018 3:18 PM  
**To:** Quizon, Dyanna (BOS) <[dyanna.quizon@sfgov.org](mailto:dyanna.quizon@sfgov.org)>  
**Subject:** Fwd: Opposition to SB 827

I received an Auto Replay from Supervisor Stefani which suggested I send this to one of her aides for more expeditious handling.

As the BoS Land Use Committee meets Monday I would like this to be part of the record and I note that you are the designated Land Use person.

If you have any questions I can be reached by email or at [415-666-3550](tel:415-666-3550).

Thanks,

Dick Frisbie

----- Forwarded message -----

**From:** Richard Frisbie <[frfbeagle@gmail.com](mailto:frfbeagle@gmail.com)>  
**Date:** Fri, Mar 9, 2018 at 3:03 PM  
**Subject:** Opposition to SB 827

**To:** Mayor Mark Farrell <[mayormarkfarrell@sfgov.org](mailto:mayormarkfarrell@sfgov.org)>, Clerk of the Board of Supervisors <[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)>, Supervisor Aaron Peskin <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, Supervisor Ahsha Safai <[Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org)>, Supervisor Catherine Stefani <[Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org)>, Supervisor Hillary Ronen <[Hillary.Ronen@sfgov.org](mailto:Hillary.Ronen@sfgov.org)>, Supervisor Jane Kim <[Jane.Kim@sfgov.org](mailto:Jane.Kim@sfgov.org)>, Supervisor Jeff Sheehy <[Jeff.Sheehy@sfgov.org](mailto:Jeff.Sheehy@sfgov.org)>, Supervisor Katy Tang <[Katy.Tang@sfgov.org](mailto:Katy.Tang@sfgov.org)>, Supervisor London Breed <[London.Breed@sfgov.org](mailto:London.Breed@sfgov.org)>, Supervisor Malia Cohen <[Malia.Cohen@sfgov.org](mailto:Malia.Cohen@sfgov.org)>, Supervisor Norman Yee <[Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org)>, Supervisor Sandra Fewer <[Sandra.Fewer@sfgov.org](mailto:Sandra.Fewer@sfgov.org)>  
**Cc:** Kanishka Karunaratne <[kanishka.karunaratne@sfgov.org](mailto:kanishka.karunaratne@sfgov.org)>, Kathy Devincenzi <[krdevincenzi@gmail.com](mailto:krdevincenzi@gmail.com)>, Rose Hillson <[gumby5@att.net](mailto:gumby5@att.net)>, Paul Webber <[pwebber928@aol.com](mailto:pwebber928@aol.com)>, Ozzie Rohm <[ozzierohm@sbcglobal.net](mailto:ozzierohm@sbcglobal.net)>, Lisa Fromer <[efromer3@gmail.com](mailto:efromer3@gmail.com)>, Franco Maurice <[maurice1950@comcast.net](mailto:maurice1950@comcast.net)>, Matt McCabe <[matthewtmccabe@gmail.com](mailto:matthewtmccabe@gmail.com)>, George Wooding <[gswooding@gmail.com](mailto:gswooding@gmail.com)>

Find attached my letter detailing my opposition to the poison pill/poison bill SB 827.

I look forward to your comments.

Respectfully,

Richard Frisbie

## Letter to Supervisors & Mayor on Poison Pill SB 827

ab·ro·gate  
abreˌgāt/  
verb formal

1. repeal or do away with  
synonyms: repeal, revoke, rescind, repudiate, overturn, annul; More

2. evade (a responsibility or duty). "we believe the board is abrogating its responsibilities to its shareholders"

**OR**, in this specific instance "we believe a Supervisor is abrogating her or his responsibility as an elected official by failing to oppose SB 827."

I am addressing this letter to you, the senior elected officials in the City of San Francisco.

To you, the individuals who have committed to your constituents to represent them to the best of your abilities.

Each one of you, individually and as a Group, needs to honor that obligation with respect to opposing State Bill 827.

SB 827 challenges that very obligation.

Setting aside all discussion of the pros and cons of the bill's impact on densification, transit routes, applicable distances, neighborhood character, property rights et al what remains is a **poison pill** about which some of you have remained silent and a few of you have indicated tacit support.

My deepest thanks and profound respect to those of you who have been front, center and outspoken in opposition to this egregious legislation.

Thank You!

Shame on any elected official who has failed to publicly and actively oppose SB 827.

The **poison pill** contained in SB 827 eliminates, removes, deletes,....., (whatever language you choose to use) local control over a decision that belongs rightfully, and solely, to the citizens of San Francisco.

The citizens of San Francisco should decide the future of this City not some distant political organization rife with special moneyed interests located in Sacramento.

I have reviewed, to the extent possible, your positions stated when you ran for office.

None of you, not one, indicated etc. that you would consider abrogating your responsibility to represent the citizens of your District by allowing local control to be eliminated and replaced by a faceless bureaucracy in Sacramento.

Not one of you stated that you favored turning over local control to Sacramento. A failure to oppose SB 827 is a vote to do just that - to totally eliminate local authority, local knowledge, custom, culture and standards over a crucial aspect of San Francisco.

A failure to oppose SB 827 is a vote to support the disenfranchisement of your constituents, a vote to deprive them of their democratic right to have a voice in the future of their City.

I can think of nothing more egregious or demeaning for an elected official to do than to turn their back on their constituents.

If you fail to actively reject this legislation you can dress your position up in whatever language you choose but the fact remains is that you've abrogated your responsibility to your constituents if you fail to actively and noisily oppose SB 827 and any related legislation that is based on eliminating local input, control and decision making.

The San Francisco Board of Supervisors in conjunction with the Office of the Mayor needs to issue a unanimous, powerful, unambiguous rejection of this legislation.

The sooner the better I might add.

Respectfully,

Richard Frisbie

## Carroll, John (BOS)

---

**From:** Somera, Alisa (BOS)  
**Sent:** Monday, March 12, 2018 2:30 PM  
**To:** Carroll, John (BOS)  
**Subject:** FW: Opposed to the California Senate Bill 827 Wiener / Supportive of Item #2 at SFBOS Land Use (Peskin)

**Categories:** 2018.03.12 - LUT, 180162

### *Alisa Somera*

Legislative Deputy Director  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
415.554.7711 direct | 415.554.5163 fax  
[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)

 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: Aaron Goodman [mailto:amgodman@yahoo.com]
Sent: Monday, March 12, 2018 12:08 AM
To: Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: Fw: Opposed to the California Senate Bill 827 Wiener / Supportive of Item #2 at SFBOS Land Use (Peskin)

Initial email bounced back from Erica Major, resending to include to members of the SFBOS Land Use for Monday's meeting....

agoodman

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

From: Aaron Goodman <amgodman@yahoo.com>
To: Major Erica (BOS) <erica.major@sfgov.org>; Secretary Commissions (CPC) <commissions.secretary@sfgov.org>
Cc: Board of Supervisors <board.of.supervisors@sfgov.org>
Sent: Monday, March 12, 2018 12:04:28 AM PDT
Subject: Opposed to the California Senate Bill 827 Wiener / Supportive of Item #2 at SFBOS Land Use (Peskin)

3.12.18

SFBOS Land-Use Committee Members + SF Planning Commissioners (See also item Below)

RE: SFBOS Land-Use Committee

Item # 2. 180162 [Opposing California State Senate Bill 827 (Wiener) - Transit-Rich Housing Bonus]

The recent issues on west-side fire-suppression, lacking transit infrastructure changes (19th Ave) and (L-Taraval) extensions and connections, bode very ill towards dealing with the proposed changes by Scott Wiener's recent legislation.

The impacts are purely profit driven, by Scott Wiener, and do not adequately acknowledge local community driven planning solutions. I support Aaron Peskin's legislation opposing State Senate Bill 827 as it unjustly ignores community ability towards design, and determination of best solutions. Wiener's bill ignores compromise, and alternatives that can be more equitable and environmental, and allows legal battles, and push by the well-heeled to take precedence or community driven solutions.

Until we have a more community based solution, based on equitable and balanced infill proposals, Aaron Peskin's legislation is needed to be passed urgently to push back on the give-away to developers by Scott Wiener.

RE: SF Planning Commission - Thursday 3.15.2018

RE: 10. CALIFORNIA STATE SENATE BILL 827 (+SB828)

I write to you in opposition to the item before you by Scott Wiener SB827 and SB828

Scott Wiener proposed a shuttle subway system throughout SF... Where is it?

Parkmerced developers promised 70 million for future transit improvement planning? Where is it? What solution to the growth has occurred? Or like the DTX and Downtown areas, we will see towers, but no real transit growth simultaneously or prior to the density?

Housing for the wealthy is popping up everywhere, but trains and streets are at capacity. Where is the affordable rental housing and transit connectivity and capacity increases? (Ex: DTX extension that was part of the downtown explosion of towers)

We cannot allow growth to go on unchecked, when reality in terms of public infrastructure is so far behind. Sewage, Water, Power, Schools, Pools, Libraries, Parks, Police/Fire/EMS all drastically underfunded and under-maintained currently.

Even with new housing many of these essential needs will never be brought up to the par needed for the population growth. So we need a plan and proposal that addresses these issues up front. We need the horse in front of the cart in planning.

Environmentally with every housing approval and new density occurring, we are ignoring impacts of the domino effect of build-out.. Trash is accumulating everywhere in the city, you cannot state you walk SF and see it as getting cleaner... Transit is more congested, streets more crowded, go try and find a space at a public library, not much seating... Parks, cans filled with trash, and not getting cleaned daily... Water, less.

Please consider the last 10 years of legislation, and growth, views increasingly blocked, people increasingly evicted, and displaced, and little affordability, or solutions to the growth impacts.

We MUST do better in the solutions and planning efforts. and it starts with looking at precedent, and solutions that build density equitably, and with community based planning, not top-down mantras' that ignore the public and the current needs of our citizens...

I'm working on transit issues in D7/D11/D10, Housing issues, Parks issues, community issues, and than I have to see this political ploy by Wiener... Does it really solve anything, or does it just pit NIMBYS vs. YIMBYS in a pit, with rising water...?

Let's try to plan a little more with a true community based solution... The Excelsior Working Group is doing just that.

We just need our Senators, to listen a bit more vs. giving away the real estate that they do not own....

Thank you for listening to the individuals, and not just the flood of lobbyists sure to over-run the meetings upcoming...

I don't have time to attend, the current issues in SF demand more of a local district by district focus in the field, not just legislation at the state level... that is apologetic to its impacts, but ignores the true devastation it will create.

Until we have true transit and infrastructure changes on the table, these moves by Scott Wiener, need to be opposed, so that we have the ability of communities to speak for the changes they want to see and need.

Sincerely

Aaron Goodman D11
amgodman@yahoo.com

Carroll, John (BOS)

From: Somera, Alisa (BOS)
Sent: Monday, March 12, 2018 2:30 PM
To: Carroll, John (BOS)
Subject: FW: Oppose SB-827

Categories: 2018.03.12 - LUT, 180162

For file

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

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

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---

**From:** Joe Chmielewski [mailto:[jcin506@yahoo.com](mailto:jcin506@yahoo.com)]  
**Sent:** Sunday, March 11, 2018 10:59 PM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Kim, Jane (BOS) <[jane.kim@sfgov.org](mailto:jane.kim@sfgov.org)>; Tang, Katy (BOS) <[katy.tang@sfgov.org](mailto:katy.tang@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Subject:** Oppose SB-827

March 11, 2018  
To:: Land Use Committee Members

From: Joseph Chmielewski  
[50 Golden Gate Ave. #506](mailto:jcin506@yahoo.com)  
[SF, 94102](mailto:jcin506@yahoo.com)  
<[jcin506@yahoo.com](mailto:jcin506@yahoo.com)>  
[1\(415\)756-2913](tel:14157562913)

Subject: Oppose SB-827

Dear Land Use Committee members,

I ask you to oppose Senate Bill 827 (Wiener housing bill) . SB 827 will severely damage San Francisco through significant upzoning and loss of local control over planning decisions. It will result in further gentrification of our neighborhoods and many other negative consequences. There is no provision in SB-827 for building infrastructure to support new parks or schools, and it will result in loss of open space and sunlight all over San Francisco.

Please support Supervisor Peskin's resolution opposing SB 827.

Thank you for your consideration.

Sincerely,

Joe Chmielewski.

**Carroll, John (BOS)**

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**From:** Angulo, Sunny (BOS)  
**Sent:** Monday, March 12, 2018 2:11 PM  
**To:** Carroll, John (BOS)  
**Cc:** Peskin, Aaron (BOS)  
**Subject:** FW: Letter re SB827  
**Attachments:** ADC letter.docx

**Categories:** 2018.03.12 - LUT, 180162

Anti-Displacement Coalition (ADC) letter of opposition with additional signatories for inclusion into the file.  
Thank you!

Best,  
Sunny

March 12, 2018

Supervisor Katie Tang, Chairperson  
Land Use and Transportation Committee  
SF Board of Supervisors  
City Hall  
San Francisco, CA 94102

RE: Resolution opposing SB 827 (File No. 180162)

Dear Supervisors:

We write to urge the Board of Supervisors to adopt the resolution authored by Supervisor Peskin to oppose SB827.

SB827 is a profoundly undemocratic proposal that would radically diminish our City's ability to address the housing affordability crisis. As the Planning Department has determined, SB827 will upzone 96% of all the developable sites in the City, overriding decades of community dialog and planning intended to strengthen neighborhoods and address critical needs.

As a result, SB827 will weaken our City's affordable housing mandates. For example, the bill will significantly undermine the City's recently adopted HOME-SF program that created incentives to build housing in which 30% of the units will be affordable to low and middle-income families. Under SB827, when combined with the state 'density bonus,' developers would only be required to make 13% of the units affordable. SB827 offers a windfall gift to developers and large property owners at the expense of affordable housing.

SB827 is also inequitable and unfair, allowing a public planning process for some neighborhoods and denying that process to others. Attached is a map for the areas in the Bay Area that will be subject to the 'transit-rich' development mandate. What the map makes clear is that the drastic policy will not be equally applied. Transit-rich neighborhoods need more locally specific attention and capacity to address the impacts of development and gentrification. But SB827 deprives those neighborhoods the ability to mitigate the impacts of such development.

SB827's top down mandate will upend San Francisco's community based plans and impose high cost housing on neighborhoods and residents. San Francisco should be able to prioritize our scarce land for more inclusive and affordable housing that is compatible with existing

neighborhoods, infrastructure, and transit capacity. We strongly urge the Board of Supervisors to oppose SB827.

Respectfully,

AFFORDABLE HOUSING ALLIANCE

ACCE

CAUSA JUSTA : JUST CAUSE

CHINATOWN COMMUNITY DEVELOPMENT CENTER

DOLORES STREET COMMUNITY SERVICES

HOUSING RIGHTS COMMITTEE OF SAN FRANCISCO

MISSION ECONOMIC DEVELOPMENT AGENCY.

SAN FRANCISCO TENANTS UNION

February 12, 2018

The Honorable Scott Wiener  
California State Senator, 11th District  
State Capitol, Room 4066  
Sacramento, CA 95814

**Re: SB 827 (Wiener) Planning and Zoning - Transit-Rich Housing Bonus - OPPOSE**

Dear Senator Wiener,

We appreciate and share concerns about the affordability crisis afflicting California, especially in our major coastal cities. In fact, our organizations' members and staff work day and night to address tenant insecurity, overcrowding and homelessness, and the lack of affordable housing in our communities. We know that greater density, especially near transit, can be an important part of both addressing housing needs as well as improving transit access. However, it is clear that in the City of Los Angeles, SB 827 will exacerbate the very issue it seeks to remedy, especially in low-income communities and communities of color.

Our context here in Los Angeles is distinct. Households with the lowest income (earning less than \$25,000 per year for a family of four) reside in our urban core, and make up 75% of our Metro system's core riders. On any given night in the City of LA, over 34,000 people are homeless and zipcodes in South Los Angeles and Westlake are home to the worst residential overcrowding in the country. As the County struggles to meet its need for over half a million additional *affordable* housing units, market forces continue to drive both the development of homes near transit that are priced out of reach for the majority of LA residents (including transit riders) and the destruction of existing homes housing core transit riders. The city is on track to meet its goal of 100,000 new units by 2021 – but the vast majority of those units will be unaffordable to core transit riders.<sup>1</sup> And, since 2001, over 20,000 rent controlled units have been destroyed, and many households have been displaced due to unlawful evictions and harassment.

It is within this context that dozens of housing, community, labor, transportation, and environmental organizations have collaborated to create policies and plans that create more density around transit while *intentionally* producing and preserving deeply affordable units and ensuring local, quality jobs are created as we create a more sustainable city. For example:

- Measure JJJ, on the November 2016 City of Los Angeles ballot, was overwhelmingly approved by 64% of voters. Any zone change or General Plan Amendment project now must include extremely low-income units *and* very-low or low-income units and hire local workers, disadvantaged workers and graduates of apprenticeship programs. Also, Measure JJJ created a Transit-Oriented Communities Affordable Housing Incentive Program (TOC Program), linking increased density and reduced parking requirements within a ½ mile of Major Transit Stops to inclusion of affordable housing and replacement requirements. When the LA County Department of Public Health studied the TOC Program, they estimated that 14,000 affordable housing units would be produced through this program alone over the next ten years. Additionally, affordable housing developers building near transit are now able to build more densely and with less costly parking requirements in 100% affordable projects. The City of LA Planning Department reports high interest in the program since it went live in September 2017.

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<sup>1</sup> "LA's Planning Department has approved nearly 20,000 new housing units in 2017," *Curbed LA*, November 2, 2017, *available at*: <https://la.curbed.com/2017/11/2/16598936/la-affordable-housing-new-units>. See also City of LA 2015 Housing Element Progress Report, Table B, demonstrating City met and exceeded its above-moderate income housing RHNA allocation 3 years ago, but is still woefully behind on its affordable housing goals, *available at*: [https://planning.lacity.org/HousingServices/files/APRs/2015\\_APR.pdf](https://planning.lacity.org/HousingServices/files/APRs/2015_APR.pdf)

- Likewise, El Plan del Pueblo in Boyle Heights and the People's Plan in South LA are the results of intensive, decade-long community engagement processes which pair density increases with significant community benefits that were determined by stakeholders from those communities. Thanks to the coalition work on the People's Plan, LA City Council approved in November an area-wide no net loss program throughout South LA that incorporates various anti-displacement and affordable housing replacement policies that align with the incentive programs tied to transit corridors.
- Other plans such as the Cornfield Arroyo Specific Plan are examples of inclusive planning that gave ample room for community input and will lead to affordable housing set asides near transit lines.
- Los Angeles is currently updating all of its 35 Community Plans, recently tripling the Department of City Planning's community planning staff. Our organizations are committed to moving an equity agenda forward through inclusive and democratic community planning. Per Measure JJJ, the Community Plan updates must build upon the baseline affordability requirements and local hire incentives in place now.

If SB 827 passes, we will lose these incentives for developers to include low-income, very-low income or extremely low-income units in their new buildings near transit. Likewise, provisions in the above cited plans and policies to prevent destruction of affordable units, require replacement of affordable units and mitigate displacement of low-income families would be undermined. The result is that existing rent-stabilized units will be put at even greater risk of destruction, and core transit riders at greater risk of displacement.

If SB 827 passes, we stand to lose out on tens of thousands of affordable homes near transit and we are putting families who depend on rent stabilization at greater risk of displacement at a time of severe housing and homelessness crises.

There is no place for the segregationist planning that defined so much of our metropolitan history, but the antidote to segregationist low-density zoning imposed upon and against communities of color is not an "open the floodgates" approach. As recent research demonstrates, increased market-rate development near transit without concomitant investments in preserving and creating affordable housing, will displace core transit riders in transit-rich neighborhoods.<sup>2</sup> The path to racial and economic justice through city planning starts with listening to the most impacted communities and learning from their experience as they've struggled against waves of disinvestment and displacement.

In Los Angeles, many historically disadvantaged communities have advocated for a path forward that does not rely on segregationist practices nor free-market deregulation. The organizations that are signatories to this letter are working as organizations or in coalition to deeply engage historically disadvantaged communities and craft policy that prioritizes *equitable* development and input from those who have been marginalized by historical planning patterns. We understand that ensuring equity is not only necessary for low-income communities and communities of color; research shows that inequities and residential segregation lead to slower economic growth for the region.<sup>3</sup>

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<sup>2</sup> See, e.g., Dukakis Center for Urban and Regional Policy. "Maintaining Diversity In America's Transit-Rich Neighborhoods: Tools for Equitable Neighborhood Change." October 2010; CHPC, "Why Creating and Preserving Affordable Homes Near Transit is a Highly Effective Climate Protection Strategy," May, 2014; Miriam Zuk and Karen Chapple, "Housing Production, Filtering and Displacement: Untangling the Relationships," Institute of Government Studies, UC Berkeley, 2016.

<sup>3</sup> Chris Benner and Manuel Pastor, *Equity, Growth, and Community: What the Nation Can Learn from America's Metro Areas*, UC Press, 2015



Housing Jobs & Transit for All

At a time when the Los Angeles region is investing \$160 billion toward new transit infrastructure, it is imperative that Sacramento listens to our region's communities and crafts state housing policies which build upon the significant accomplishments we've made here in LA. Unfortunately, SB 827 will roll back our progress.

Sincerely,

Alliance for Community Transit – Los Angeles (ACT-LA)  
Alliance of Californians for Community Empowerment (ACCE) Action  
Asian Pacific Policy and Planning Council (A3PCON)  
Bend the Arc: A Jewish Partnership for Justice  
California Reinvestment Coalition (CRC)  
Central American Resource Center (CARECEN)  
Coalition for Economic Survival (CES)  
Community Coalition  
Community Development Technologies (CDTech)  
Community Health Councils  
East Los Angeles Community Corporation (ELACC)  
Esperanza Community Housing Corporation  
InnerCity Struggle (ICS)  
Inquilinos Unidos (United Tenants)  
Investing in Place  
Jobs to Move America  
Koreatown Immigrant Workers Alliance (KIWA)  
L.A. Voice PICO  
Little Tokyo Service Center (LTSC)  
Los Angeles Black Worker Center  
Los Angeles Community Action Network (LA CAN)  
Los Angeles County Bicycle Coalition (LACBC)  
Los Angeles Forward  
Los Angeles Neighborhood Land Trust  
Move LA  
Multicultural Communities for Mobility (MCM)  
Physicians for Social Responsibility – Los Angeles (PSR-LA)  
Restaurant Opportunities Center of Los Angeles (ROC LA)  
Santa Monica's for Renters' Rights (SMRR)  
Southeast Asian Community Alliance (SEACA)  
Strategic Actions for a Just Economy (SAJE)  
Strategic Concepts in Organizing and Policy Education (SCOPE)  
St. John's Well Child and Family Center  
Thai Community Development Center  
T.R.U.S.T. South LA  
United Neighbors in Defense Against Displacement (UNIDAD)  
Women Organizing Resources, Knowledge and Services (WORKS)



January 18, 2017

Senator Scott Wiener  
 Capitol Building  
 Sacramento, CA 95814

**RE: SB 827 (Wiener) Planning and Zoning: Transit-Rich Housing Bonus-- OPPOSE**

Dear Senator Wiener:

Sierra Club California opposes SB 827, which seeks to automatically increase zoning densities and building heights around high-quality transit corridors and major transit stops. High-quality transit corridors are defined as fixed-route bus services that have no more than 15-minute intervals during peak commute times, and major transit stops are defined by Public Resources Code section 21064.3 as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods."

While infill development near transit is the most desirable option, we believe that your bill is a heavy-handed approach to encourage that development that will ultimately lead to less transit being offered and more pollution generated, among other unintended consequences. For these reasons we oppose SB 827.

**Fuels Opposition to Future Transit Development**

Many areas in California lack adequate quality transit. However, some influential community members have been resistant to increasing transit in these areas. One example that comes to mind is the proposal to establish light rail development between downtown Sacramento and the airport. This proposal has faced some opposition by residents in areas north of downtown. SB 827 would marry transit development to a loss of local zoning control, and promise to up zone to eight story buildings areas near a transit corridor and major transit stop. This approach would surely increase opposition—and likely stir up additional opposition—to sorely needed transit investments in the Sacramento case. In Los Angeles County, the automatic requirement to up-zone that SB 827 provides could impact efforts to extend the Green Line into certain coastal towns. In San Diego County, the up-zoning requirement could hinder future expansion of coastal commuter rail into already developed communities.

**Not All Transit Stops are Equal**

Unlike fixed rail routes, bus routes are not set in stone, and may and should change periodically. Bus routes can disappear when ridership or funding declines, as occurred during the last recession. Some transit agencies have found that updating bus routes to reflect land use changes over time is one way to keep transit use high. Appropriately identifying which bus routes and stops are likely to remain high use and which may change over time is a job best left to local community planners.

**SB 827 Can Promote Displacement**

SB 827 will allow for greater development near transit stops. Some of these areas consist of disadvantaged communities that already face extreme pressure from gentrification. By imposing much

higher density and taking over zoning from local governments, the bill could result in these communities losing protections that prevent economic pressures from driving people out of their homes, replacing single-family homes with luxury units that are not available to people with moderate or low incomes. The increase in the cost of land from new luxury units can increase rents that further displacement.

Displacement can force residents out into areas further from their jobs and city centers, increasing commute times and greenhouse gas emissions. While infill development near transit is necessary, this must be done in ways that protect existing communities and discourage displacement. SB 827 makes no accommodation to protect disadvantaged residents.

#### **Allow Incentive-Based Approaches to Work**

The legislature addressed housing and increased densities last year with a few bills that provided funding and other measures designed to increase infill development, allowing local governments to set new zoning plans themselves. This is a more collaborative approach, and should be given time to play out.

#### **SB 827 and SB 35 Interact to Preclude Public Health and Environmental Protections**

SB 35 allows for ministerial permitting for projects that are in jurisdictions that have not met their Regional Housing Needs Assessment production requirements. An eligibility requirement for SB 35 is a consistency with objective zoning and design review standards. SB 827 will exempt some areas from those standards. This means that certain projects up to 85 feet in height (about 8 stories) would be eligible for ministerial permitting, and thus avoid environmental review under the California Environmental Quality Act (CEQA), in areas where all design, review, and public comment focus on single-family homes. This would increase the amount of unmitigated pollution in these communities, while stifling public input. We continue to believe that developers should prevent or mitigate their pollution, and this potential avoidance of CEQA is unacceptable.

We support and understand and experience the need for affordable housing in California. We support higher density in urban areas. We support infill development. However, SB 827 is not the right way to create better development. It has too many unintended consequences. It will increase pollution, discourage transit, and potentially displace disadvantaged residents. We oppose this measure, and urge you to remove this bill from consideration.

Sincerely,



Kyle Jones  
Policy Advocate

Cc: Senate Transportation and Housing Committee members and staff

**COALITION FOR SAN FRANCISCO NEIGHBORHOODS**  
**LAND USE COMMITTEE RESOLUTION TO OPPOSE SB 827 (TRANSIT-RICH HOUSING BONUS)**  
**FEBRUARY 2018**

WHEREAS, Senate Bill 827 (SB 827) [Wiener/Ting/Skinner] of the State of California enacts to set aside "local ordinance, general plan element, specific plan, charter or other local law, policy resolution or regulation" to allow building developments to be "exempt" from "maximum controls on residential density or floor area ratio", "minimum automobile parking requirements", "any design standards that restricts developer's ability to construct the maximum number of units consistent with any applicable building code"; and

WHEREAS SB 827 designates that the height minimum for development projects that are "transit-rich housing" (residential development project the parcels of which are all within a ½-mile radius of a *major transit stop* (CA Public Resources Code Sec. 21064.3: "has existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods)) within ¼-mile radius of a *high-quality transit corridor* (a corridor with fixed route bus service that has service intervals of no more than 15 minutes during peak commute hours) or within one block of a major transit stop to be 85 feet except when the parcel facing a street that is less than 45 feet wide from curb to curb shall be at least 55 feet tall; and

WHEREAS, SB 827 designates that "if the transit-rich housing project is within ½-mile of a major transit stop" but does not meet the prior criteria, "any maximum height limitation that is less than 55 feet, except in cases where a parcel facing a street that is less than 45 feet wide from curb to curb", shall be "not be less than 45 feet"; and

WHEREAS, SB 827 designates that "if the project is exempted from the local maximum height limitation, the governing height limitation for a transit-rich housing project shall be 55 feet or 45 feet; and

WHEREAS, SB 827 enacts that if a parcel has a street frontage on two or more different streets, the height maximum shall be based on the widest street; and

WHEREAS, SB 827 would allow virtually unrestricted housing units by transit contrary to existing San Francisco Planning Code; and

WHEREAS, SB 827 could potentially allow matching heights for the residential streets that share property lines with the "transit-rich housing project" parcels; and

WHEREAS, SB 827 would affect many low-income residents and those of color who predominantly live along the parcels along the transit corridors further exacerbating the affordability when they get evicted for the landowner to be incentivized by this Bill to gain additional height and units; and

WHEREAS, SB 827 would increase the cost of housing making it harder to create and meet affordable housing targets since developers would tend to aim for luxury and market-rate units thereby getting huge windfalls and also SF would welcome that for their tax revenue; and

WHEREAS, SB 827 does not take into consideration the increase in affordable units through SF's existing Accessory Dwelling Unit (ADU) ordinances that seek to create more affordable housing without the impacts that could last for many years should SB 827 pass; and

WHEREAS, SB 827 would negate the powers of the Planning Commission and the Supervisors, including the Mayor of San Francisco from all decisions on any "Transit-rich Project"; and

WHEREAS, if municipalities have to defend their positions that go counter to SB 827, such as not having resulted in truly affordable housing among other consequences, the judicial system would be overburdened as well as local and state resources to hear cases; and

WHEREAS, SB 827 over-reaches in its powers to control nearly 95% of SF with no regard to long-standing diverse communities created out of decades of land use regulations for a much more vibrant and cosmopolitan quality of life for long-time residents and visitors; and

WHEREAS, SB 827 is premature in relation to first having a fully functional transportation system before putting housing along the transit that is supposed to serve the additional load of residents; and

WHEREAS, SB 827 could incentivize landowners on these transit corridors to evict existing merchants to demolish and build to the new state criteria; and

WHEREAS, SB 827 would change the character of the low-density residence neighborhoods throughout the city and the state; and

WHEREAS, SB 827 does not guarantee that residents who may occupy the newly built "Transit-rich Housing Project" would \*not\* drive and therefore add to the congestion in the cities and \*not\* reduce greenhouse gas emissions per se; and

WHEREAS, low-density residential-housing zoned neighborhoods butt up against these transit corridors with specific lower height caps, density and floor area ratios, and new buildings under SB 827 would create a disconnect to the character of the neighborhoods;

RESOLVED, the Coalition for San Francisco Neighborhoods (CSFN) Land Use Committee (LUC) urges all members of its organizations and anybody else agreeing with this Resolution to communicate to the State legislators for the district in which he/she resides to oppose SB 827; and

BE IT FURTHER RESOLVED, that the CSFN LUC urges the California State Senate/Assembly to oppose SB 827; and

BE IT FINALLY RESOLVED, that the CSFN LUC supports the Board of Supervisors' Resolution of February 13, 2018 to oppose SB 827.

Paul A. Webber  
A North Beach Resident  
San Francisco, CA 94133  
February 12, 2018

Mayor Mark Farrell  
Members of the Board of Supervisors

Re: SB 827 (Wiener)

Dear Mayor Farrell and Members  
Of the Board of Supervisors

I am writing to urge you to oppose SB 827 authored by Senator Wiener, which can up zone the entire City & County of San Francisco by replacing zoning height limitations for housing with height bonuses based on proximity to “transit-rich”

corridors or major transit stops as defined. It would set minimum heights for projects within these locations at 85, 55 or 45 feet depending upon street widths and proximity.

In addition to replacing height limits, it also eliminates maximum controls on residential density or floor area ratios, auto parking requirements, design standards that “restricts...the ability to construct the maximum number of units consistent with any...building code.”

In discussions with Senator Wiener at his town hall meeting at the Taraval Police Station, he said that local demolition rules would continue to apply and he would clarify that, but that he was proposing

some as well that would be contained in forthcoming amendments. It was unclear whether his definition was intended to trump the local definitions or augment them in some fashion.

Senator Wiener also said that local inclusionary/affordable housing rules would continue to apply, which would mean that “feeing out” would be permitted, at least in San Francisco. More about that below.

I urge you to oppose SB 827, for a number of reasons, as set forth below.

1. There is no need for the Bill. The State Density Bonus Law (Government Code Section 65915) can achieve the

same purpose and requires onsite construction for the affordable housing bonus units. For the reason described in 2 below, that is very important. Also, State Law would give a greater height bonus.

2. Under the Bill, applying local inclusionary/affordable housing rules, a developer would not be required to build affordable units on the site of the transit rich project. I confirmed that with Senator Wiener. That means that those with an even greater need for public transportation, and thus housing in a transit rich project, would not be eligible for that housing unless a developer chose to voluntarily build

all units on site. That defeats a key purpose of the Bill.

3. While, according to Weiner, local demolition rules would apparently apply, the Bill offers no requirement for the preservation of rent controlled or other below market-rate housing. While the State Bonus program does not preserve it, it does address it.
4. The very existence of the 827 program would likely run up land prices. And yet the Bill does not require any quid pro quo from a developer in return for an 827 bonus. This is just not right.

On a similar note, the Planning Department Staff, in its well written Analysis of the Bill dated February 5, 2018, suggests that by building more market rate housing, the cost of housing will come down. But that depends upon a number of factors, not the least of which is whether housing can equal or exceed demand, which hasn't happened for some time. The best one can say is that the housing cost increase may not be as great.

5. The definition under the Bill of a “high- quality transit corridor”, allows the locale of the housing to be “managed” by simply changing the frequency of bus service intervals,

which seems too serendipitous and  
subject to abuse.

Please act on this soon to avoid giving  
property owners and speculators an  
economic and zoning bonus for nothing.

Thank you.

Paul A. Webber

CC: San Francisco Planning Commissioners.

John Rahaim

AnMarie Rodgers

Jonas. P. Ionin

Coalition For San Francisco Neighborhoods

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Somera, Alisa (BOS)  
**Subject:** FW: Oppose SB 827  
**Date:** Thursday, February 15, 2018 10:31:09 AM

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**From:** zrants [mailto:zrants@gmail.com]  
**Sent:** Monday, February 12, 2018 6:40 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>  
**Subject:** Oppose SB 827

Supervisors:

**We oppose SB 827 and support Supervisor Peskin's resolution opposing SB 827.**

Thanks for your consideration.

Mari Eliza

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Somera, Alisa (BOS)  
**Subject:** FW: Opposition to SB827  
**Date:** Thursday, February 15, 2018 10:31:20 AM

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**From:** Jean Barish [mailto:jeanbbarish@hotmail.com]

**Sent:** Monday, February 12, 2018 8:37 PM

**To:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Aaron Peskin <aaron.peskin@earthlink.net>; Breed, London (BOS) <london.breed@sfgov.org>; catherine.stefani@sfgov.org j <catherine.stefani@sfgov.org j>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>

**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

**Subject:** Opposition to SB827

I am writing to support the Board of Supervisors resolution opposing SB827.

SB827 is a bad law and needs to be Opposed by the Board of Supervisors.

Thank you,

*Jean*

*Jean B Barish*  
*[jeanbbarish@hotmail.com](mailto:jeanbbarish@hotmail.com)*  
*415-752-0185*

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Somera, Alisa (BOS)  
**Subject:** FW: Please reject SB 827  
**Date:** Thursday, February 15, 2018 10:31:28 AM

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**From:** Rodney Minott [mailto:rodneyminott@outlook.com]  
**Sent:** Tuesday, February 13, 2018 12:04 PM  
**To:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; SheehyStaff (BOS) <sheehystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Please reject SB 827

Dear Supervisors:

I'm writing to urge you to go on record opposing Senate Bill 827 (Wiener housing bill) .. and, in turn, supporting Supervisor Peskin's resolution opposing SB 827. SB 827 is an ill-considered piece of legislation that promises only to severely damage San Francisco through significant upzoning and loss of local control over planning decisions. The proposed bill would not remedy the challenges of providing thoughtful growth and affordable housing.

Best,  
Rodney Minott  
Potrero Hill

BOARD of SUPERVISORS



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

## MEMORANDUM

TO: Ed Reiskin, Executive Director, Municipal Transportation Agency  
Kate Hartley, Director, Mayor's Office of Housing and Community  
Development  
John Rahaim, Director, Planning Department  
Nadia Sesay, Executive Director, Office of Community Investment and  
Infrastructure

FROM: *ll* Alisa Somera, Legislative Deputy Director  
*for* Land Use and Transportation Committee

DATE: February 20, 2018

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Peskin on February 13, 2018:

**File No. 180162**

**Resolution opposing California Senate Bill 827, authored by Senator Scott Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process.**

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

c: Janet Martinsen, Municipal Transportation Agency  
Kate Breen, Municipal Transportation Agency  
Dillon Auyoung, Municipal Transportation Agency  
Viktoriya Wise, Municipal Transportation Agency  
Eugene Flannery, Office of Housing and Community Development  
Amy Chan, Office of Housing and Community Development  
Scott Sanchez, Planning Department  
Lisa Gibson, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Planning Department  
Laura Lynch, Planning Department

Print Form

# Introduction Form

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

By a Member of the Board of Supervisors or Mayor

2010 FEB 13 PM 4:55

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [redacted] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Supervisor Peskin; Ronen, Yee and Fewer

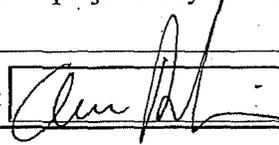
Subject:

[Opposing California State Senate Bill 827 (Wiener) – Transit-Rich Housing Bonus]

The text is listed:

Resolution opposing California Senate Bill 827, authored by Senator Wiener, which would significantly limit San Francisco's local ability to recapture critical public value of development projects citywide and override local planning process.

Signature of Sponsoring Supervisor:



For Clerk's Use Only