

File No. 250552

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: June 16, 2025

Board of Supervisors Meeting:

Date: _____

Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
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Prepared by: John Carroll

Date: June 13, 2025

Prepared by: _____

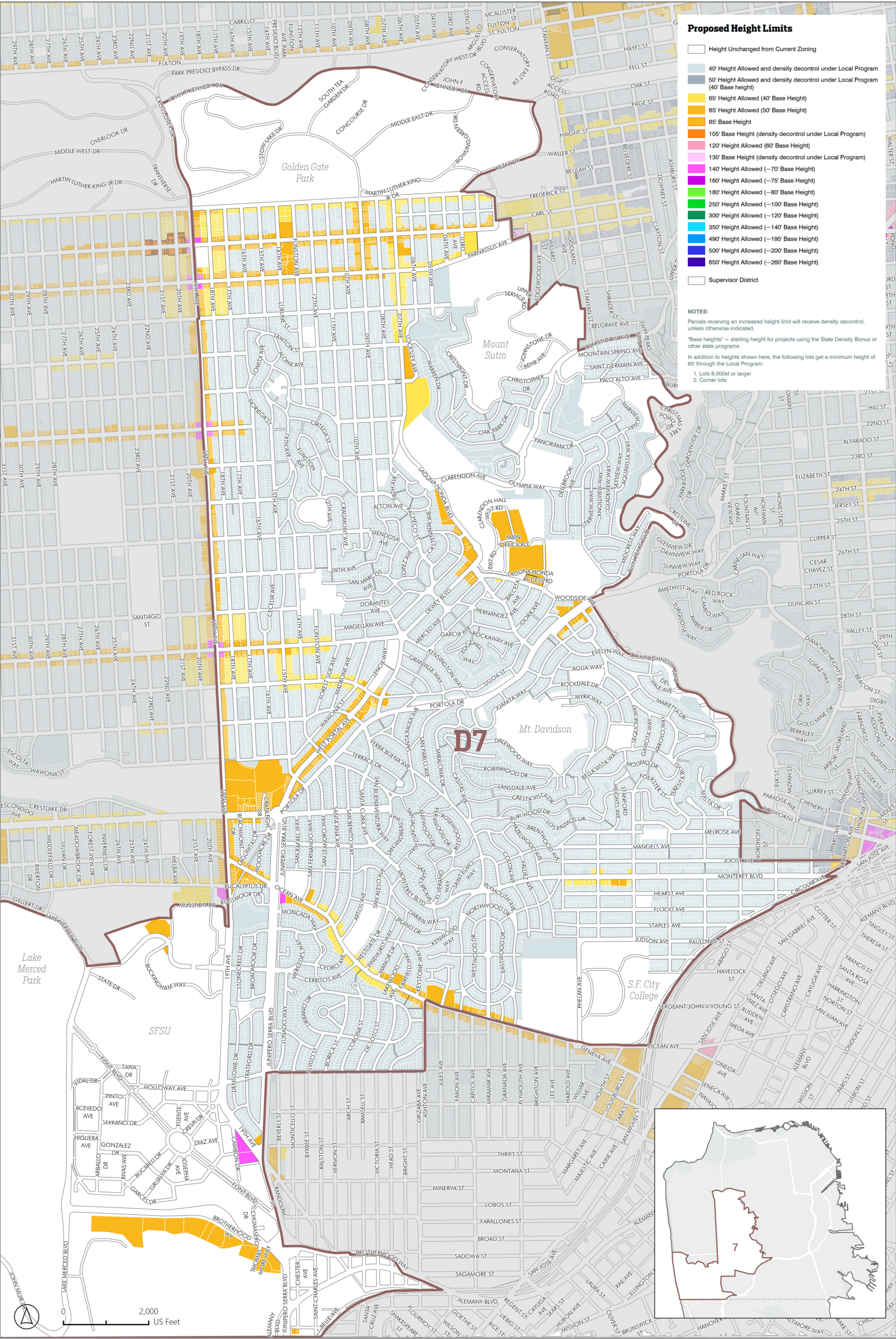
Date: _____

Prepared by: _____

Date: _____

Proposed Zoning Map: DRAFT April 2025

Supervisory District 7



From: [Carroll, John \(BOS\)](#)
To: [lgpetty](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Charlie Sciammas](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Revise Mayor's Massive Forced UpzonIng - This Is Not Reform. Re: Item #2 - 250552 June 16 Agenda
Date: Friday, June 13, 2025 9:20:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

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

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

-

[Board of Supervisors File No. 250552](#)

This hearing will be considered during the regular meeting on June 16, 2025. Please find the linked posted public agenda for this meeting below:

[Meeting Agenda – June 16, 2025](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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

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

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From: [lgpetty](#) <lgpetty@juno.com>

Sent: Friday, June 13, 2025 1:09 AM

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

Subject: Revise Mayor's Massive Forced UpzonIng - This Is Not Reform. Re: Item #2 - 250552 June 16 Agenda

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

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

I strongly support community-determined zoning...
NOT the currently proposed Mayor Lurie/Planning Dept. Upzoning Overreach

Notably there are no specific zoning site designations for 100% affordable housing with plans for City Acquisition, and no accompanying mandate to fund construction of affordable developments.

In addition, promised tenant protections, including the loudly-touted "right-to-return," are cruel deceptions -- inadequate and unenforceable. Tenants and small businesses have no real protections from harassment, demolition, and displacement.

The Board must take the initiative to enact real tenant and small business protection legislation NOW. It must be in place before any final widespread upzoning plan is considered for adoption.

The current misguided Mayor's plan, with intensive density allowances, also insures the creation mostly of small units, rather than the 3-to-5 bedroom family-friendly units the City needs.

Please do not be deceived or bullied or rushed into establishing what is really a massive Deregulation proposal.

It is wrong for The City,
wrong for tenants, wrong for homeowners,
and wrong for locally-owned mom & pop businesses.

This drastic upzoning is completely forced upon The City, and will only add to developers' profits by causing rents to rise for current and future residents. In the process, it will slowly, inexorably obscure or remove or drive away all we hold dear and endearingly unique in our beloved City.

Please reject this overly-broad upzoning and demand a true local community-determined zoning plan with an enforceable tenant and small business protection ordinance that will affirm and unite San Francisco.

Collaborate with community members on a revised plan to deliver what people really need -- affordable housing with anti-displacement guarantees. We can surely expand residential housing.

But it must be affordable. And it must be done by creation from the community upward; not imposition by investors downward.

The current proposal divides us with upzoning that is pure Deregulation dictated by politicians in Sacramento who do not have the interests of San Franciscans at heart. The removal of protective zoning constraints will result in waves of luxury condo building -- affordable only to high income newcomers.

This is not "housing for all."

This is not "expanding choice."

This is not Reform.

This is simply Planned Plunder.

We look to you for corrective action.

Here's a good start:

refuse to allow the Mayor to make catastrophic cuts to all the nonprofits who keep people housed.

Sincerely,

Lorraine Petty

District 2/5

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: 8 Letters Regarding File No. 250552
Date: Thursday, June 12, 2025 12:28:20 PM
Attachments: [8 Letters Regarding File No. 250552.pdf](#)

Hello,

Please see attached 8 letters regarding **File No. 250552:**

Hearing on the 2025 Housing Element Rezoning and related policies including, but not limited to, affordable housing, tenant protections, and small business support; and requesting the Planning Department and Mayor's Office to present.

Regards,

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

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From: brooks24@everyactioncustom.com on behalf of [Jonica Brooks](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: URGENT: Make San Francisco Affordable, Not Just Buildable
Date: Thursday, June 12, 2025 9:59:17 AM

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

Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,
Jonica Brooks
San Francisco, CA 94114

From: [Maureen D'Amico](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Land Use
Date: Thursday, June 5, 2025 12:56:48 PM

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

To all members,

I am a San Francisco native and have never seen anything remotely similar to the city government trying to undermine our community.

When we bought our home as adults 48 years ago we chose Forest Knolls for its detached houses, peaceful surroundings and central location to everything in the city.

A muni stop and a short walk to Forest Hills Station.

A grammar school and playground serves the community.

Now, for some knee jerk reason you are contemplating upending our neighborhoods for what you believe is good for whom??

It's not enough that street and playground names are changed but now you want to change a peaceful family friendly neighborhood.

It would be a matter of time if you go ahead with upzoning before there are too many people, cars and traffic and the school children will be the ones who suffer.

Stop this plan now!!!!

Maureen D'Amico

From: sunsetfog@everyactioncustom.com on behalf of [Shawna McGrew](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Blanket Upzoning DOES NOT Solve Housing Affordability!
Date: Monday, June 9, 2025 12:46:11 PM

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

Dear Board of Supervisors,

On June 16, you will hear public comment on Mayor Lurie's massive blanket upzoning plan—which would double or triple height limits across large swaths of the city — with no affordability requirements, no protections against displacement, and no community input for what gets built or where.

It creates uncertainty and opens the door to speculation. And once this map is adopted, there's no going back. The state has banned downzoning. So if we get it wrong — if it leads to harm, abuse, or public backlash — we may be legally barred from undoing it.

We urge you to:

- Demand changes before legislation moves forward
- Protect neighborhood scale and affordability
- Stand with residents—not real estate lobbyists

Please listen to the community on June 16. We are counting on you.

Sincerely,
Shawna McGrew
San Francisco, CA 94122

From: dinaegoldman@everyactioncustom.com on behalf of [Dina Goldman](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: URGENT: Make San Francisco Affordable, Not Just Buildable
Date: Tuesday, June 10, 2025 3:41:44 PM

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

Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability.

For my neighborhood, Ingleside Terraces, specifically, the proposal can ruin our historic neighborhood that is currently very walkable with beautiful landscaping and lots of natural light. It was designed as a neighborhood of single family residences. Adding giant apartment buildings would destroy the neighborhood. There is already a plan for adding housing at Stonestown, and Park Merced. There is a lot of opportunity on Ocean Avenue for larger structures as well. A proportional response can be taken which can provide housing while preserving our historic neighborhood.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,
Dina Goldman
San Francisco, CA 94127

From: rlmichels@everyactioncustom.com on behalf of [Robert Michels](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: URGENT: Make San Francisco Affordable, Not Just Buildable
Date: Tuesday, June 10, 2025 8:30:53 PM

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Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

I have lived in Ingleside Terraces for over 40 years and would be greatly affected by the upzoning plan. A high-rise structure behind my house would ruin the sunlight needed to live a healthy life. For the reasons I list below, I do not see a need for this plan.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,
Robert Michels
San Francisco, CA 94127

From: sdaffer@everyactioncustom.com on behalf of [Stephanie Daffer](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: URGENT: Make San Francisco Affordable, Not Just Buildable
Date: Tuesday, June 10, 2025 8:37:30 PM

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

Dear Board of Supervisors,

I'm writing to express my deep concern about Mayor Lurie's upzoning plan. This proposal, which would increase "zoning capacity" to an unprecedented 800,000 housing units, goes far beyond what San Francisco actually needs—and puts our neighborhoods, tenants, and small businesses at risk. This plan is excessive, unnecessary and counterproductive.

San Francisco already has over 72,000 approved but unbuilt units and 40,000 vacant homes. These figures point to a housing system that needs better management, not more speculation. This plan removes long-standing neighborhood protections and allows dense, oversized buildings—even on residential streets and corner lots up to 65 feet high—with no guarantees of affordability. In my case, it would allow large, multi-story buildings directly behind my home in Ingleside Terraces, destroying the view and altering the culture of the neighborhood.

What's being proposed is permanent, while the housing targets behind it are speculative. There's no clear infrastructure plan, no updated environmental review, and no commitment to protect the identity or stability of our communities.

I urge you to push back on the state's unrealistic demands and instead pursue a balanced, community-led strategy that prioritizes affordability, accountability, and livability.

Thank you for your service and attention to this important issue.

Sincerely,
Stephanie Daffer
San Francisco, CA 94127

From: [Mietus-Snyder, Michele](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: board@ithasf.org
Subject: Opposition to Ingleside Terraces Neighborhood rezoning
Date: Wednesday, June 11, 2025 12:16:30 PM

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

To whom it may concern:

As a long-time homeowner and resident of Ingleside Terraces – who moved in at the start of 1992 – I want to add my concerns about the plans to upzone the neighborhood to permit destruction of existing homes and construction of four to six story multi-unit buildings not only along the more residential western end of Ocean Ave between Junipero Serra and Manor Drive, but potentially throughout Ingleside Terraces. There are already many neighborhoods in SF with higher density apartment and condominium dwellings – we very deliberately chose to move into the Ingleside Terraces neighborhood because it did not have this urbanized footprint.

Such an upzoning plan will put our neighborhood at risk for unwelcome aesthetic changes in sight lines, sunlight exposure, traffic density, refuse and pollution, with associated safety concerns in addition to the potential disruption of the established character and quality of life in our community.

Upzoning would incentivize the demolition of existing homes – promoting sales to the highest developer/bidder in lieu of refurbishing homes when ownership turns over – a natural remodeling/home recycling process that has kept our neighborhood so beautiful and desirable for decades.

Even if the city planned accordingly for the inevitable increase in population density of an upzoned neighborhood with infrastructure upgrades, including plumbing, electrical, internet, and schools, such a change would shift more Ingleside Terraces properties from owner occupied homes to rentals that are more transient (especially as we are positioned between two college campuses), destabilizing the social fabric of our community.

Please do not vote for community demolition and unraveling. In these times, more than ever, we need community building and engagement.

Sincerely,

Michele Mietus-Snyder, MD

144 Paloma Ave

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From: [Rennea Couttenye](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [ITHA Board](#)
Subject: Upzoning Proposal - Commentary on the June 16th meeting
Date: Wednesday, June 11, 2025 3:51:32 PM

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

Upzoning Proposal - Commentary on the June 16th meeting

Dear Board of Supervisors,

There is a reason why all neighbors are up in arms about this proposal of upzoning in San Francisco. It will forever alter the character of the city without significantly benefiting its citizens.

The reason why this is a prevalent feeling or almost certainty for some is that it has not worked in the past, and usually, the only people who benefit from large developments (talking 8 to 50 stories is a significant difference) are big developers.

I have looked for subsidized and low-income rentals, and there is not much to be found. Places for rent at lower income levels are often not the new, modern edifices, and this is not because of a lack of availability, but because they are not affordable once they are finished and on the market.

As I understand, this plan is a massive blanket upzoning plan—which would double or triple height limits across large swaths of the city—with no affordability requirements, no protections against displacement, and no community input on what gets built or where.

In the true spirit of a city, and as I understand, the way our leaders would like to do things is by listening to all sides and not caving to special interests. We want our city to be pluralistic and listening.

Building high-rises along corridors means more traffic, less community, more shadow, and less green space.

I'm wondering —is there a maximum density that we're looking at? Or does San Francisco have plans to grow grow nonstop? Is the view of our city a metropolis? I'm just checking what concepts we have as a city about this.

Maybe I don't have all the facts, surely I don't, but...

We are looking for the following, which I did read and agree with:

- Insist that Planning releases the full feasibility, infrastructure, and affordable housing site analysis before any vote is scheduled
- Freeze upzoning in sensitive areas until tenant and small business protections, affordability mandates, and infrastructure plans are in place
- Mandate real protections for small businesses—including anti-displacement measures and construction mitigation
- Strengthen tenant safeguards against evictions, speculative buyouts, and demolition
- Cap allowable building heights to respect neighborhood scale and avoid investor-fueled overdevelopment
- Require deep affordability in all upzoned projects to meet RHNA-mandated percentages, not just developer-friendly incentives
- Oppose density decontrol policies that remove the limit on the number of units per project and, when combined with the State Density Bonus, allow extreme height increases (for instance, 8-stories becomes 50-stories) with minimal affordability

- Insist Planning create a marketing campaign to educate all San Franciscans about these significant changes
- Advance alternative proposals that reflect true community input, prioritize deeply affordable housing, and preserve neighborhood scale and livability.
- Challenge the logic of blanket upzoning that lacks affordability guarantees and risks filling the city with disconnected, out-of-scale luxury towers.

Rennea Couttenye
Neighbor- Ingleside Terraces

From: [Carroll, John \(BOS\)](#)
To: [Rennea Couttenye](#)
Cc: [ITHA Board](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Lurie, Daniel \(MYR\)](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#)
Subject: RE: Upzoning Proposal - Commentary on the June 16th meeting - BOS File No. 250552 - LUT Hearing Date June 16, 2025
Date: Thursday, June 12, 2025 10:49:00 AM
Attachments: [image001.png](#)
[Letter to Supervisors- Upzoning Proposal.pdf](#)

Thank you for your comment letter.

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

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

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[Board of Supervisors File No. 250552](#)

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John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

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From: Rennea Couttenye <rennea@me.com>

Sent: Wednesday, June 11, 2025 4:10 PM

To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>

Cc: ITHA Board <board@ithasf.org>

Subject: Upzoning Proposal - Commentary on the June 16th meeting

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Please read and incorporate into your commentary on June 16th as I will not be able to be there in person:

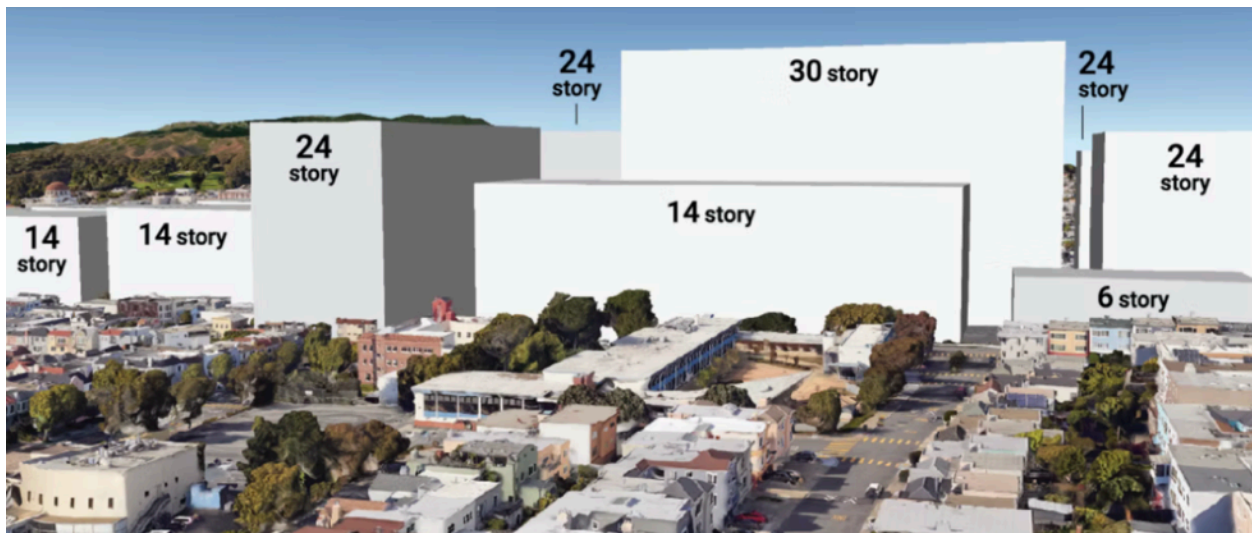
Sincerely,
Rennea Couttenye
Ingleside Terraces neighbor

From Rennea Couttenye
681 Victoria St San Francisco 94127

Upzoning Proposal - Commentary on the June 16th meeting

Dear Board of Supervisors, Mayor Lurie, et al

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I have looked for subsidized and low-income rentals, and there is not much to be found. Places for rent at lower income levels are often not the new, modern edifices, and this is not because of a lack of availability, but because they are not affordable once they are finished and on the market.

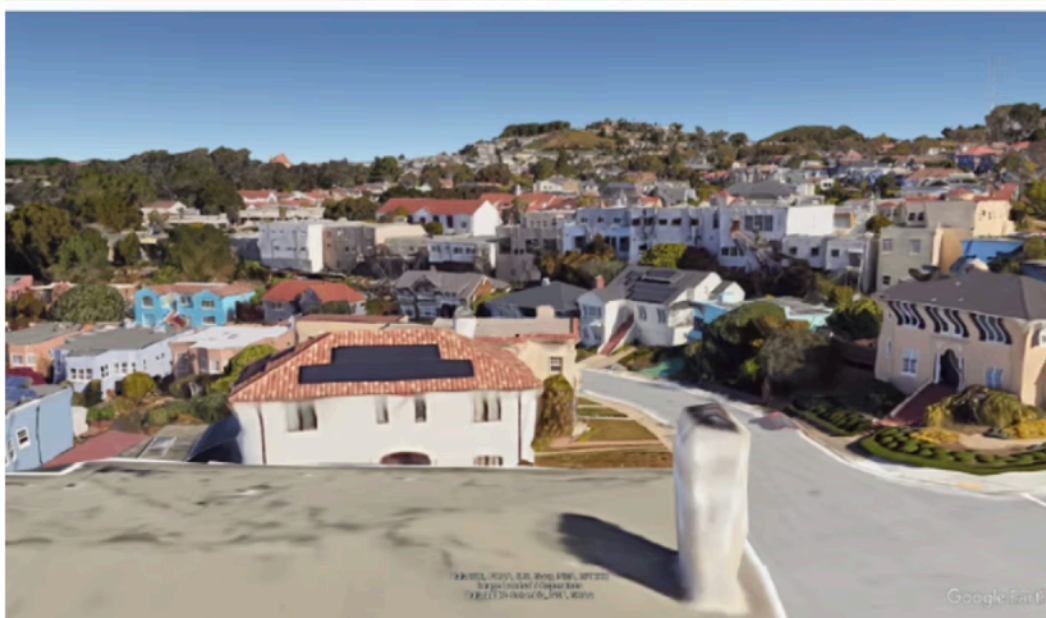
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In the true spirit of a city, and as I understand, the way our leaders would like to do things is by listening to all sides and not caving to special interests. We want our city to be pluralistic and listening.

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Rennea Couttenye
Neighbor- Ingleside Terraces

From: [Carroll, John \(BOS\)](#)
To: [Maureen D'Amico](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Land Use and Upzoning - BOS File No. 250552 - LUT Hearing Date June 16, 2025
Date: Thursday, June 12, 2025 10:49:00 AM
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-

[Board of Supervisors File No. 250552](#)

This hearing will be considered during the regular meeting on June 16, 2025. Please find the linked posted public agenda for this meeting below:

[Meeting Agenda – June 16, 2025](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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

From: Maureen D'Amico <oh526@aol.com>

Sent: Thursday, June 5, 2025 12:55 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Land Use and Upzoning

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

To all members,

I am a San Francisco native and have never seen anything remotely similar to the city government trying to undermine our community.

When we bought our home as adults 48 years ago we chose Forest Knolls for its detached houses, peaceful surroundings and central location to everything in the city.

A muni stop and a short walk to Forest Hills Station.

A grammar school and playground serves the community.

Now, for some knee jerk reason you are contemplating upending our neighborhoods for what you believe is good for whom??

It's not enough that street and playground names are changed but now you want to change a peaceful family friendly neighborhood.

It would be a matter of time if you go ahead with upzoning before there are too many people, cars and traffic and the school children will be the ones who suffer.

Stop this plan now!!!!

Maureen D'Amico

From: [Carroll, John \(BOS\)](#)
To: [Maureen D'Amico](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Land Use and Upzoning - BOS File No. 250552 - LUT Hearing Date June 16, 2025
Date: Thursday, June 12, 2025 10:49:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

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

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

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From: Maureen D'Amico <oh526@aol.com>

Sent: Monday, June 9, 2025 8:24 AM

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

Subject: Re: Land Use and Upzoning

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

Fast-moving fire damages 5 homes, and displaces dozens in SF's Richmond District

Yet another reason why cramming more people into any neighborhood is not a good idea. But then when did any politician have common sense.

I also understand Newsom mandated an increase in building more housing. Has anyone asked or challenged him on this plan. One has to wonder what he is getting out of this plan. Just saying.

Maureen D'Amico

On Jun 5, 2025, at 12:54 PM, Maureen D'Amico <oh526@aol.com> wrote:

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Maureen D'Amico

From: [Carroll, John \(BOS\)](#)
To: [Rennea Couttenye](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: Upzoning Proposal - Commentary on the June 16th meeting - BOS File No. 250552 - LUT Hearing Date June 16, 2025
Date: Thursday, June 12, 2025 10:49:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

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

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

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[Board of Supervisors File No. 250552](#)

This hearing will be considered during the regular meeting on June 16, 2025. Please find the linked posted public agenda for this meeting below:

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

From: Rennea Couttenye <rennea@me.com>
Sent: Wednesday, June 11, 2025 3:47 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Upzoning Proposal - Commentary on the June 16th meeting

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

Dear John,

There is a reason why all neighbors are up in arms about this proposal of upzoning in San Francisco. It will forever alter the character of the city without significantly benefiting its citizens.

The reason why this is a prevalent feeling or almost certainty for some is that it has not worked in the past, and usually, the only people who benefit from large developments (talking 8 to 50 stories is a significant difference) are big developers.

I have looked for subsidized and low-income rentals, and there is not much to be found. Places for rent at lower income levels are often not the new, modern edifices, and this is not because of a lack of availability, but because they are not affordable once they are finished and on the market.

As I understand, this plan is a massive blanket upzoning plan—which would double or triple height limits across large swaths of the city—with no affordability requirements, no protections against displacement, and no community input on what gets built or where.

In the true spirit of a city, and as I understand, the way our leaders would like to do things is by listening to all sides and not caving to special interests. We want our city to be pluralistic and listening.

Building high-rises along corridors means more traffic, less community, more shadow, and less green space.

I'm wondering —is there a maximum density that we're looking at? Or does San Francisco have plans to grow grow grow nonstop? Is the view of our city a metropolis? I'm just checking what concepts we have as a city about this.

Maybe I don't have all the facts, surely I don't, but...

We are looking for the following, which I did read and agree with:

- Insist that Planning releases the full feasibility, infrastructure, and affordable housing site analysis before any vote is scheduled
- Freeze upzoning in sensitive areas until tenant and small business protections, affordability mandates, and infrastructure plans are in place
- Mandate real protections for small businesses—including anti-displacement measures and construction mitigation
- Strengthen tenant safeguards against evictions, speculative buyouts, and demolition

- Cap allowable building heights to respect neighborhood scale and avoid investor-fueled overdevelopment
- Require deep affordability in all upzoned projects to meet RHNA-mandated percentages, not just developer-friendly incentives
- Oppose density decontrol policies that remove the limit on the number of units per project and, when combined with the State Density Bonus, allow extreme height increases (for instance, 8-stories becomes 50-stories) with minimal affordability
- Insist Planning create a marketing campaign to educate all San Franciscans about these significant changes
- Advance alternative proposals that reflect true community input, prioritize deeply affordable housing, and preserve neighborhood scale and livability.
- Challenge the logic of blanket upzoning that lacks affordability guarantees and risks filling the city with disconnected, out-of-scale luxury towers.

Rennea Couttenye

Neighbor- Ingleside Terraces

From: [Carroll, John \(BOS\)](#)
To: [Thomas Schuttish](#)
Cc: [Starr, Aaron \(CPC\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: RE: COMMENT Letter for June 16, 2025 LUT on Family Zoning - BOS File No. 250552 - LUT Hearing Date June 16, 2025
Date: Thursday, June 12, 2025 10:49:00 AM
Attachments: [letter to LUT June 16 .pdf](#)
[image001.png](#)

Thank you for your comment letter.

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

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

-

[Board of Supervisors File No. 250552](#)

This hearing will be considered during the regular meeting on June 16, 2025. Please find the linked posted public agenda for this meeting below:

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John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

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(415)554-4445



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

From: Thomas Schuttish <schuttishtr@sbcglobal.net>

Sent: Tuesday, June 10, 2025 11:26 AM

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

Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>

Subject: COMMENT Letter for June 16, 2025 LUT on Family Zoning

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

Dear Mr. Carroll,

Good morning.

Attached above is a comment letter for this hearing.

I know the Agenda hasn't been published, but it is my understanding that the LUT will be holding a hearing on the Rezoning next week.

Thank you.

Sincerely,

Georgia Schuttish

June 9, 2025

RE: LUT MEETING ON JUNE 16th
ON FAMILY REZONING

Supervisor Myrna Melgar, Chair
Supervisor Chyanne Chen
Supervisor Bilal Mahmood

Dear Chair Melgar and Supervisors Chen and Mahmood:

Thank you for holding this meeting. ***The focus of this letter is on two important issues with the Rezoning and they are the definition of Residential Flats and the definition of Demolition.***

DEFINITION OF RESIDENTIAL FLATS

In October 2017 the Planning Commission passed Resolution 20024 which recognized Flats as a typology of housing that provides housing for middle income families in San Francisco. The Housing Element contains Action Item 8.3.2 which is to codify the Policy. Planning Department Staff is drafting language to be included in the Rezoning. Resolution 20024 is attached. Please note the “***Whereas***” clauses in the Resolution.

It is important that the codified language use firm objective standards to preserve Flats’ existing layout and location within a structure. The definition should clearly state that a Flat *not* be reconfigured or relocated within a structure. For example, *hallways* are an essential feature of a Flat, connecting the common living spaces with the bedrooms so *hallways* should be preserved. Also *kitchens* should not be reduced in size.

Recently there have been projects where one *kitchen* is enlarged as part of an open floor plan in a lower Flat, while the *kitchen* in the upper Flat has been reduced in size and confined to a space equivalent to a walk-in closet or a butler’s pantry in a mansion-style home. Also the *stairway* to the upper Flat is often reconfigured opening the possibility that the Flats could be internally connected after issuance of the CFC by the Building Department, resulting in becoming a de facto Merger.

Additionally, separate and individual *front doors* providing street egress should be preserved and open to the street or an outside, not interior vestibule.

Hallways, kitchens, stairways, and front doors are critical and should be part of a definition of Flats as stated above.

And also important: Any definition of Flats should include language *that does not allow for internal Demolition of more than 10% to 20% of the existing Flat*. I have requested that Planning Enforcement Staff help determine how much internal Demolition should be allowed in order to best preserve Flats to meet the goals of the Housing Element.

DEFINITION OF DEMOLITION

In 2008 the Board of Supervisors approved Ordinance 69-08 which created Planning Code Section 317 to prevent the loss of housing through Demolition, Mergers and Conversion.

Section 317 (b) contains the Definition of Demolition. Here it is:

(2) "Residential Demolition" shall mean any of the following:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

(D) The Planning Commission may reduce the above numerical elements of the criteria in Subsections (b)(2)(B) and (b)(2)(C), by up to 20% of their values should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing sound housing and preserve affordable housing.

A couple of points:

DBI has no definition of Demolition. It has Form 6 which can be submitted if a project sponsor intends to demolish housing. That is covered by Section 317 (b) (2) (A) above.

Section 317 (b) (2) (B) and Section 317 (b) (2) (C) are the definition of Demolition.

The definition of Demolition is based on percentages (values) of what is proposed to be “removed” which means “demolished” by a project. These percentages (values) are commonly known as the “**DEMO CALCS**”. DEMO CALCS must be included on the plans, in a Matrix, when a project application is submitted for a major Alteration.

It is important to note that the percentages (**values**) of DEMO CALCS were intended to be **reduced** through “**adjustment**” if found to be “...**necessary to implement the intent of this section 317, to conserve existing sound housing and preserve affordable housing.**”

See Planning Code Section 317 (b) (2) (D) above for the full Code subsection.

The Planning Commission has never used its legislative authority to reduce the DEMO CALCS as granted them by the Board of Supervisors in Ordinance 69-08 even though the issue of Demolitions has been of public concern for many years, if not decades.

This is very puzzling because many parts of Planning Code Section 317 have been amended since 2008. But never the DEMO CALCS.

Take for example Section 317 (d) (3) (A), which was deleted from the Code in 2020 by Ordinance 81-20. This Code Section had set values based on real estate assessed prices for “demonstrably unaffordable homes” in the RH-1 neighborhoods, allowing them to be demolished without a CUA hearing because they were “not affordable” due to being assessed above the set value at the time of application. The values were *adjusted* or raised five times in 10 years in response to the higher “sold prices” in the speculative market post Great Recession. *But the DEMO CALCS were never adjusted.*

During this same period when prices were rising throughout the City the DEMO CALCS could have been adjusted by the Planning Commission, reducing the percentages (values) in Sections 317 (b) (2) (B) and (b) (2) (C) to put a damper on speculative projects and the loss of sound existing housing. But the Commission did not act.

Given the ongoing concerns about preserving housing, while increasing density, there are two options to resolve this issue of defining Demolition Either,

Encourage the Planning Commission to have a hearing on Section 317 (b) (2) (D) to consider using the legislative authority granted 17 years ago by the Board to adjust the DEMO CALCS and reduce the percentages (values) as currently enumerated. OR,

Enact Board amendments to Sections 317 (b) (2) (B) and (b) (2) (C) to adjust the DEMO CALCS to percentages (values) that would comply with Section 317 (b) (2) (D).

The definitions of Flats and Demolition are important in preserving housing for current and future residents of the neighborhoods in the Priority Equity Geography SUD.

Georgia Schuttish

cc:John Carroll; Aaron Starr



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20024

HEARING DATE: OCTOBER 12, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Planning Commission Policy: Removal of Residential Flats
Record Number: 2016-003658GEN
Staff Contact: Brittany Bendix, Current Planning
(415) 575-9114; brittany.bendix@sfgov.org
Reviewed By: Elizabeth Watty, Assistant Director of Current Planning
(415) 558-5620; elizabeth.watty@sfgov.org

ADOPTING A POLICY THAT REQUIRES MANDATORY DISCRETIONARY REVIEW OF ANY PROJECT IN ALL ZONING DISTRICTS THAT RESULTS IN THE REMOVAL OF A RESIDENTIAL FLAT.

WHEREAS, Objective 2 of the City's 2014 Housing Element states that "conserving and improving the existing (housing) stock is critical to San Francisco's long term housing strategy;" and

WHEREAS, the City is currently at 207% production and entitlement of market rate housing units, 16% production and entitlement of units affordable to moderate income households, and 31% production of below-market rate housing, as defined in the 2015-2022 RHNA goals;

WHEREAS, currently market-rate housing is frequently not accessible to moderate-income families, making between 80-120% of area median income;

WHEREAS, for the purpose of this Resolution a 'Residential Flat' is to be defined as a common San Francisco housing typology consisting of a single dwelling unit, generally occupying an entire story within a building, and having exposure onto open areas at the front and rear of the property;

WHEREAS, this unit typology satisfies a number of housing needs, particularly for middle-income families,

WHEREAS; a dwelling unit can currently be relocated, or altered, such that it no longer functions as a Residential Flat without public notification or review by the Planning Commission, so long as the proposal complies with all other requirements of the Planning Code;

WHEREAS, the Planning Commission is pursuing legislative amendments to Planning Code Section 317 that would require changes to the review process for projects that remove Residential Flats.

Resolution No. 20024
October 12, 2017

Case No: 2016-003658GEN
Removal of Residential Flats

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts a new policy that requires a Mandatory Discretionary Review application to be filed for any building or site permit that proposes the modification of a Residential Flat such that it is no longer a Residential Flat; and, be it

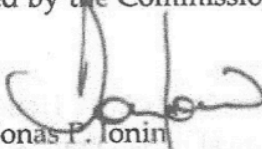
FURTHER RESOLVED, that projects increasing the number of dwelling units within a building will not be subject to this policy; and, be it

FURTHER RESOLVED, that this policy will allow time for the orderly completion of a planning study and for the adoption of appropriate legislation; and, be it

FURTHER RESOLVED, that this policy will sunset after the adoption of the Residential Expansion Threshold legislative initiative currently underway; and be it

FURTHER RESOLVED, that this policy shall apply to all building or site permit applications to remove a Residential Flat where the application has not been filed as of the effective date of this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on October 12, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Richards, Hillis, Fong, Koppel and Melgar

NOES: Johnson

ABSENT: Moore

ADOPTED: October 12, 2017

BOARD of SUPERVISORS



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

MEMORANDUM

TO: Rich Hillis, Director, Planning Department
Adam Thongsavat, Office of Mayor Lurie

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

DATE: May 28, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following hearing request, introduced by Supervisor Melgar on May 20, 2025.

File No. 250552

Hearing on the 2025 Housing Element Rezoning and related policies including, but not limited to, affordable housing, tenant protections, and small business support; and requesting the Planning Department and Mayor's Office to present.

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: john.carroll@sfgov.org.

cc:

Office of Chair Melgar
Dan Sider, Planning Department
Corey Teague, Planning Department
Josh Switzky, Planning Department
Aaron Starr, Planning Department
Aly Bonde, Office of Mayor Lurie

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Supervisor Melgar

Subject:

Hearing on 2025 Housing Element Rezoning

Long Title or text listed:

Hearing on the 2025 Housing Element Rezoning and related policies including, but not limited to, affordable housing, tenant protections, and small business support; and requesting the Planning Department and Mayor's Office to present.

Signature of Sponsoring Supervisor: /s/Myrna Melgar