Appendix: Zoning Classifications (Continued)

Zoning Variable	Zoning Districts
zp_Public	C-2/M-1/P; C-2/P; C-3-O(SD)/P; C-3-O/C-3-S/P; C-3-S/P; CMUO/P; P/C-3-R; P/RM-1/RH-2; P/PM-R/RM-1; P/RH-3; P/RM-1; PM-MU2/PM-OS/PM-R/RM-1; P/RH-1/RH-2; P/RH-2; P/P-W/RH-1; P/RH-1; P/RH-1(D); P/RH-1/RH-1(D); Remove; HP-RA/M-1/M-2/P; HP-RA/M-2/P; M-1/M-2/P; M-1/P; M-2/MB-OS; M-2/MB-RA/P; M-2/P; MB-O; MB-O/MB-RA; MB-OS; MB-RA/P; MUG/P; NC-2/P; NC-3/P/RM-3; NCD/P; NC-S/P; NCT/P; NCT-3/P; NCT-3/RTO; P; P/C-3-O(SD); P/M-1; P/M-2; P/MISS BAY S PL; P/MISS BAY S PLN; P/MUR; P/NC-S; P/NC-2; P/PDR-2; P/PM-OS; P/PM-OS/PM-R; P/P-W; P/RC-4; P/RM-2; P/RM-3; P/TB DTR; P/RTO-C; P, RTO-C; PM-CF; PM-CF/PM-OS; PM-CF/PM-OS/PM-R; PM-MU1/PM-OS; PM-MU2/PM-OS/PM-R; PM-OS; PM-OS/PM-R; PM-OS/PM-R/PM-S; PM-OS/PM-S; Public
zp_FBDMulti_RTO	DTR/RC-4; NCD/HAYES NCT; NCD/HAYES NCT/RTO; NCD/NCT; NCD/RTO; NCD/UPR MARKET NCT; NCD/UPR MARKET NCT/; NC-S/PM-R; NCT-DIVISADERO/RM-3; NCT/RM-3; NCT/RM-4; RC-4/RH DTR; RED/SLR; P/PM-R/RM-1; PM-MU2/PM-OS/PM-R/RM-1; MUG/P; NCT/P; NCT-3/P; NCT-3/RTO; P/MUR; P/PM-OS/PM-R; P/TB DTR; P/RTO-C; P, RTO-C; PM-CF/PM-OS/PM-R; PM-MU1/PM-OS; PM-MU2/PM-OS/PM-R; PM-OS/PM-R; PM-OS/PM-R/PM-S; C-3-O(SD)/TB DTR; C-3-O/TB DTR; CMUO/MUR; NCT-DIVISADERO/RH-3; NCT-DIVISADERO/RM-1; NCT/RH-3; NCT/RM-1; PM-R/RM-1; MUR/RH-2; NCT-GLEN PARK/RH-2; NCT-OCEAN/RH-2; NCT/RH-2; NCT-OCEAN/RH-1(D); NCT/RH-1(D); DTR; DTR/M-1; M-1/RH DTR; M-2/MR-MU; M-2/P70-MU; MB-RA/MR-MU; MR-MU; MUG; MUG/RED; MUR; NCT; NCT-DIVISADERO; NCT-FOLSOM; NCT-GLEN PARK; NCT-HAYES; NCT-HAYES/RTO; NCT-HAYES/RTO-1; NCT-MISSION; NCT-UPPER MARKET; NCT-UPPER MARKET;; NCT-UPPER MARKET/RH-2; NCT-UPPER MARKET/RH-3; NCT-OCEAN; NCT-SOMA; NCT/NCT-3; NCT/RCD; NCT/RED-MX; NCT/RTO; NCT/RTO-M; NCT/UMU; NCT-1; NCT-2; NCT-3; NCT-3/NCT-HAYES; RTO-1/NCT-3; RTO/NCT-3; P70-MU; PDR-1-D/UMU; PDR-1-G/UMU; PM-MU1; PM-MU1/PM-R; PM-MU2/PM-R; PM-MU2; PM-R; RCD; RED; RED-MX; RED-MX/WMUG; RH DTR; RH DTR/SB-DTR; RH DTR/TB DTR; RTO; RTO-1; RTO/NCT; RTO-1/RTO-C; RTO-C; RTO-M; SB-DTR; SPD; TB DTR; UMU; WMUG
zp_PDRInd	DTR/M-1; M-1/RH DTR; M-2/MR-MU; M-2/P70-MU; PDR-1-D/UMU; PDR-1-G/UMU; M-1/NC-2; M-1/RM-2; M-1/RSD; NC-2/M-1; RM-2/M-1; C-2/M-1/P; HP-RA/M-1/M-2/P; HP-RA/M-2/P; M-1/M-2/P; M-1/P; M-2/MB-OS; M-2/MB-RA/P; M-2/P; P/M-1; P/M-2; P/PDR-2; C-2/M-1; C-M/M-1; RH-1/RH-2/RM-1; M-1/RH-2/RM-1; M-1/RM-1; M-2/RH-3; RH-3/M-2; M-1/RH-1; RH-1/M-1; HP-RA/M-1; HP-RA/M-2; M-1; M-1/M-1; M-1/M-2; M-1/PDR-1-B; M-1/PDR-2; M-2; M-2 (MB); M-2/MB-RA; M-2/PDR-2; M-2/SLI; MISS BAY S PLN/M-2; MISS BAY S PL; MISS BAY S PLN; MISS BAY S PLN/M-; PDR-1; PDR-1/PDR-2; PDR-1-B; PDR-1-B/PDR-2; PDR-1-D; PDR-1-G; PDR-2; SALI; SLI; SLI/M-2
zp_Redev	HP-RA/M-1/M-2/P; HP-RA/M-2/P; M-2/MB-RA/P; HP-RA/M-1; HP-RA/M-2; M-2/MB-RA; MISS BAY S PLN/M-2; MISS BAY S PL; MISS BAY S PLN; MISS BAY S PLN/M-; MB-RA/MR-MU; MB-O/MB-RA; MB-RA/P; P/MISS BAY S PL; P/MISS BAY S PLN; HP-RA/RM-1; HP-RA; MB-RA; MISS BAY N RED; MISS BAY N RED PLN; MISS BAY N RED PL; MISS BAY S RED; MISS BAY S RED PLN; MISS BAY S RED PL

Appendix: Logic of Applying the Model

- This section of the appendix describes in more detail how the model was used to produce estimates of future housing production.
- For the existing zoning (“baseline”), the application of the model is straightforward. Current zoning was encoded using the zoning classification on the previous page, and current allowable height was used as the height variable in the logistic regression, and to calculate building envelope in the units regression.
- For the proposed rezoning (“policy”), the logic used was as follows: based on the units regression, each 1000 square feet of building envelope results in 0.42 units. The State Density Bonus adds an additional 0.44 units. Parcels that elect to use the Local Program therefore need to accommodate at least 0.44 additional units per 1000 square feet of envelope if developers are to choose this option. For parcels where the Local Program was more desirable, and on parcels that are ineligible for the SDB, because their zoning and size prevents them from building more than 5 units, the Local Program was applied. For all other parcels the SDB was used.

Appendix: Logic of Applying the Model (Continued)

- Probabilities and units for any parcel using the State Density Bonus were calculated by:
  - In the logistic regression, using the first new height in the rezoning table for Height_Ft and in the Env_1000_Area_Height calculation.
  - In the units regression, using the first new height in the rezoning table to calculate Env_1000_Area_Height;
  - Incorporating the SDB_2016_5Plus_EnvFull effect;
  - Incorporating the Zoning_DR_EnvFull if applicable (i.e. the parcel is density-restricted.

Appendix: Logic of Applying the Model (Continued)

- Probabilities and units for any parcel using the Local Program were calculated by:
  - In the logistic regression, setting zp_FBDMulti_RTO = 1, to account for the relaxation of density controls in the Local Program;
  - In the logistic regression, using the second new height in the rezoning table for Height_Ft and in the Env_1000_Area_Height calculation.
  - In the units regression, using the second new height in the rezoning table to calculate Env_1000_Area_Height;
  - In the units regression, removing the SDB_2016_5Plus_EnvFull effect;
  - In the units regression, removing the Zoning_DR_EnvFull effect.

Appendix: Business Disruption / Relocation Costs

- The analysis makes the following assumptions about business disruption and relocation costs:
  - Lost space will be 10% vacant, so 90% of the loss represents the loss of occupied space.
  - Lost business net income (for 6 months of disruption): $5/occupied square foot.
  - Fixed labor costs (for 6 months): $10/occupied square foot.
  - Moving costs and build-out of space at new premises: $175/occupied square foot

Staff Contact

Ted Egan, Ph.D., Chief Economist ted.egan@sfgov.org

From:	Jane Natoli
To:	paul.mcdougall@hcd.ca.gov
Cc:	gustavo.velasquez@hcd.ca.gov; melinda.coy@hcd.ca.gov; Zisser, David@HCD; megan.kirkeby@hcd.ca.gov; shannan.west@hcd.ca.gov; Frank, Lisa@HCD; Herrera, Fidel@HCD; matthew.struhar@doj.ca.gov; david.pai@doj.ca.gov; alex.fisch@doj.ca.gov; Annie Fryman; Tanner, Rachael (CPC); Chen, Lisa (CPC); Sonja Trauss; matt@caforhomes.org; senator.wiener@senate.ca.gov; Severiano.Christian@sen.ca.gov; Mohtashemi, Raayan; David Broockman; Board of Supervisors (BOS); BOS-Supervisors; Board of Supervisors (BOS); Bonde, Aly (MYR); Dennis Phillips, Sarah (CPC)
Subject:	SF YIMBY"s letter on the City Economist"s report
Date:	Wednesday, October 29, 2025 4:13:34 PM
Attachments:	SF YIMBY FZP Letter October 29 2025.pdf

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Hello,

We are writing to urgently draw your attention to the just released report from the City Economist that shows San Francisco's rezoning will not meet our state housing requirements. Please see our attached letter, and let me know if you have any questions.

Thank you,

--
Jane Natoli (she/her)
San Francisco Organizing Director
415-335-9950



Check out everything we achieved in 2024!

Paul McDougall, California Department of Housing and Community Development
Mayor Daniel Lurie
San Francisco Board of Supervisors (re: file #250700)
October 29, 2025

We write to urgently draw your attention to **an analysis the City of San Francisco ("SF") released that finds that its own rezoning plan would violate state law.** The Family Zoning Plan ("FZP") is a significant step forward, but the city's analysis found that it will not meet the city's Housing Element's 36,282-unit requirement. **According to the city's own numbers, state law requires the city to conduct additional rezoning beyond the FZP.**

As a reminder, in 2022, the California Department of Housing and Community Development ("HCD") suggested that, instead of a traditional sites inventory, SF instead pledge to assess the capacity of its rezoning using the method from its underutilized sites analysis (a model called BlueSky, which estimates the likelihood of development). Housing Element Program 7.1.1 thus committed that SF's rezoning "shall reasonably account for sites' likelihood of development during the planning period using an analytical model."

SF's August submission to HCD revealed that SF still had not done so (see Appendix). HCD thus instructed SF that "As part of Program 7.1.1 and using analytical models to account for a site's likelihood of development in the planning period, the city should continue to explore additional and multiple methods and make adjustments as appropriate."

Today, SF did so: its City Economist reported that he used an updated version of the BlueSky analytical model—the same method HCD originally suggested SF use—to estimate the number of units the FZP will likely develop. **He reported that, in the best case scenario, the City's analytical model finds that the FZP is only likely to develop 14,646 units by 2045, far less than the 36,282 required by 2031** under 7.1.1. In other words, **using the exact method HCD suggested SF use, the City itself has found that its rezoning plan does not meet Program 7.1.1's requirements, and is around 10 times too small.**

Gov. Code § 65588(e)(4)(C)(iii) states, "If a jurisdiction…fails to complete the required rezoning within the time period required, the jurisdiction's adopted housing element shall be subject to" the housing element decertification process. Thus, **if SF fails to expand its plan, HCD will be legally obliged to begin the decertification process**.

We encourage HCD to offer SF guidance about how to bring its proposed rezoning into compliance, building on HCD's recent guidance to the city to "make adjustments as appropriate" when more analysis was made available. For example, using recent changes in state law (e.g., SB 131, SB 79), additional rezoning or policy changes that supplement the FZP (e.g., reduced fees and exactions) could be passed within months. Given the timeline required for decertification, HCD could reasonably offer SF up to six months before the builders' remedy would apply to fully complete its "required rezoning" through such a supplement.

Confirming that SF must rely on the City Economist's updated BlueSky analytical model to assess the rezoning's capacity, as well as the actions taken to satisfy Program 8.1.5 (the "circuit breaker"), would also be consistent with HCD's recent direction to the city to "us[e] conservative assumptions…that facilitate the highest housing outcomes."

SF's actions risk paving a path for other cities to evade state law. In particular, rather than "demonstrat[ing] that the existing use [on each non-vacant site] does not constitute an impediment to additional residential development" (Gov. Code, § 65583.2(g)), cities will be tempted to follow SF: promise in a Housing Element to provide this evidence later in the form of statistical analysis—but then ignore what this evidence shows when rezoning.

Best regards,

Salim Damerdji
Volunteer Lead, San Francisco YIMBY

Jane Natoli
San Francisco Organizing Director,
YIMBY Action

CC: Gustavo Velasquez, California Department of Housing and Community Development
Megan Kirkeby, California Department of Housing and Community Development
Melinda Coy, California Department of Housing and Community Development
Shannan West, California Department of Housing and Community Development
David Zisser, California Department of Housing and Community Development
Lisa Frank, California Department of Housing and Community Development
Fidel Herrera, California Department of Housing and Community Development
Alex Fisch, California Department of Justice
Matthew Struhar, California Department of Justice
David Pai, California Department of Justice
Annie Fryman, SPUR
Aly Bonde, Office of Mayor Daniel Lurie
Sarah Dennis-Phillips, Rachael Tanner, and Lisa Chen, San Francisco Planning
Sonja Trauss, YIMBY Law
Matt Gelfand, Californians for Homeownership
Senator Scott Wiener

Appendix: Why the Planning Department's methods do not satisfy the Housing Element's requirement to "reasonably account for sites' likelihood of development during the planning period using an analytical model"

The San Francisco Planning Department's August 1 submission to HCD contained three analyses of the capacity provided by its rezoning. None of these analyses satisfy Program 7.1.1's commitment to "reasonably account for sites' likelihood of development during the planning period using an analytical model." The below details why each of the Planning Department's methods do not satisfy this requirement. Indeed, a closer look at the Planning Department's analyses suggests conclusions that are in line with the City Economist's finding that the rezoning is insufficient.

"Soft Sites Method"

Under this method, the vast majority of the rezoning's capacity is from sites without existing residential uses (but that largely have other uses). The Planning Department assumes that 70% of these sites will be developed to their maximum capacity during the planning period. This 70% assumption is not "reasonabl[e]" (and certainly not "conservative" like the city claims):

1. In San Francisco, fewer than 70% of entitled projects are ultimately developed — making it implausible that 70% of all sites without residential use will be developed, even those where no interest has been expressed in development or discontinuing existing uses. As another comparison, the Terner Center found that only 8.6% of LA's very best sites are developed over 5 years (versus SF's 70% assumption across a huge number of sites).
2. These sites largely do have other non-residential uses which make their development especially improbable. For example, the first page of SF's parcel list includes 1201-05 Columbus Avenue, a 3-story Travelodge in Fisherman's Wharf. The city assumes there is a 70% chance that properties like this will be redeveloped during the planning period.
3. The city's related assertion that 2% of sites with existing residential uses will be redeveloped during the planning period is similarly made without evidence.

This approach also allows the city to evade complying with GC 65583.2(g)'s requirement that the city provide substantial evidence that existing uses on "lower income" sites are likely to be discontinued during the planning period. The city has not provided site-specific evidence supporting their assertion that most sites with existing non-residential uses will be developed during the planning period. The lack of site-specific evidence would not be a problem if the city had provided statistical evidence (i.e., had statistically estimated what percent of these sites will have their existing use discontinued during the planning period based on historical data, as action 7.1.1 promises). But the Planning Department simply provides no evidence whatsoever that 70% of sites with existing non-residential uses will be developed, either site-specific or

statistical. This 70% figure is simply fabricated — not from "an analytical model," and it is not at all "reasonable."

"Citywide Capacity Method"

This method calculates what share of the city's remaining zoned capacity was developed annually over the last 18 years (2005-2023). It then assumes the new capacity created by the rezoning will be developed at a similar annual rate.

While reasonable in theory, there are several errors and problems with how the Planning Department is implementing this approach that make it not "reasonabl[e]" in practice:

1. The city has two versions of this approach, each with errors:
    a. The primary version (with "exclusions") divides citywide development by the amount of capacity on only a subset of parcels. This overstates the rate at which capacity historically translates into development because less capacity is considered despite all development being considered. This is like computing the average grades of all students in a class by adding up all students' grades but then dividing this total by half the number of students there are in the class.
    b. The city describes another version of the method that measures capacity on all parcels but uses Planning entitlements to measure development; during this period there were 90K entitlements but only 53K building permits. Using entitlements to measure development overstates the historical development rate, as in San Francisco many entitlements are never developed (in part due to constraints the city places on development).
2. The city's statistic that 53K units were constructed citywide 2005-2023 includes development from development agreements (DAs). By counting historical DA development when computing the rate at which historical zoned capacity is developed, the city therefore assumes that the rezoning will produce new DA development during this planning period. This is unreasonable, as DAs do not result from (re)zoning. Furthermore, the city's housing element already counted expected development from DAs during the planning period in its claims of existing capacity.
3. Parcels where projects have been proposed but have not received permits are excluded from the city's calculation of its historical capacity; this leads the city to underestimate how much historical capacity it had, and therefore overstate the development rate of its capacity.
4. The new rezoned capacity is also less developable than the existing remaining capacity. Specifically, according to the city's Bluesky model (the model it used for its underutilized sites analysis), the new capacity is about 20% less likely to be developed. This is because, for example, rezoned capacity is 3x more likely to be on sites with an existing residential use than existing capacity. It's therefore not entirely reasonable to assume that the city's historical rate of development will manifest for the new capacity.

5. The Planning Department is relying on its UrbanSim tool to measure its remaining zoned capacity (313K). But the city's housing element (Sites Inventory Appendix B2 p. 4) gives a much larger number for this (572K), as do our own calculations. Insofar as the city is now understating how much capacity it has, it is therefore overstating the rate at which that capacity has been developed. We have asked for data that would help us understand this discrepancy, but the city has indicated that its UrbanSim tool is unable to provide the underlying data that supports this 313K calculation.

When addressing the first four errors and issues above, and when using the city's housing element's estimate that the city has 572K units of capacity remaining (see point 5), the historical development rate is 0.4% and the adjusted capacity of the rezoning is therefore 10K units.

"Financial Feasibility Method"

The Planning Department has contracted with UrbanSim to estimate whether development will be economically feasible on rezoned parcels. While this analysis is welcome, there are several problems with this approach:

1. Totaling the amount of economically feasible development does not "account for sites' likelihood of development." Historically, only a fraction of economically feasible units are actually developed, and some research practitioners have advised us that there is nearly an order of magnitude difference between the two.
2. The Planning Department's economic assumptions are not "reasonabl[e]": the Department assumes that construction costs, interest rates, and developer return expectations will drop without providing evidence. It also assumes rents will jump. The Department justifies these optimistic assumptions by asserting that it is only responsible for making housing feasible to develop under better economic conditions than are likely during this planning period — but action 7.1.1 commits to providing enough capacity to make 36K units likely developed during this planning period. Furthermore, the city's poor economic environment for development reflects the city's constraints on development that Housing Element Law is supposed to remediate. I.e., the fact that the city so heavily constrains development makes more rezoning (and changes to its other policies) necessary, and cannot be ignored when considering the appropriate scope of actions to accommodate development.
3. The Department's submission describes a flawed approach for using UrbanSim's output to account for the likelihood of development: asserting that 2% of economically feasible projects will occur on sites with existing residential uses and 35% of economically feasible projects will occur on sites with other non-residential uses. These assumptions are not based on any evidence and, for the same reasons we described in the context of the "soft sites" method, are not reasonable.
4. After applying this flawed approach for accounting for the likelihood of development, the Planning Department nevertheless finds that only 19K units will be developed during the planning period. This is short of the 36K required by action 7.1.1. The Planning

Department argues that this is acceptable because the method must only demonstrate sufficient capacity for meeting the city's 16K RHNA shortfall in the Moderate and Above-Moderate income categories. But action 7.1.1 makes no reference to separate by-category targets, it simply states that the rezoning must "accommodate… approximately 36,282 new units." Furthermore, the Department's argument is also belied by the Housing Element Law and the No Net Loss Law, both of which contemplate development of market-rate and mixed-income projects on "lower income" sites (GC 65583.2(c) & (h); GC 65863(c)(2)).

From:	BOS Legislation, (BOS)
To:	Board of Supervisors (BOS); Carroll, John (BOS)
Cc:	BOS Legislation, (BOS)
Subject:	FW: Public Comment – 875 Lombard St (Technical Map Correction, Files 250700 / 250701)
Date:	Monday, October 27, 2025 9:17:48 AM
Attachments:	Exhibit A – 875 Lombard St Height Correction Map.pdf

From: Kenneth Kim <ken.ei.kim@gmail.com>
Sent: Monday, October 27, 2025 9:15 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>
Subject: Public Comment – 875 Lombard St (Technical Map Correction, Files 250700 / 250701)

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

Dear Commission Secretary and Supervisors,

I support the Expanding Housing Choice / Family Zoning proposal and request a technical map correction for 875 Lombard Street (Block 0073, Lot 017B, APN 0073017B).

My parcel is shown as 40//40-R-4, while the immediately adjacent parcel (APN 0073018) and all parcels directly across Lombard Street are 40//50-R-4, all within RM-1. The attached Exhibit A illustrates a single-parcel discontinuity.

Extending the 40//50-R-4 Local Program Height one parcel west to include 875 Lombard would not change the underlying use (it remains RM-1) but would:

• restore consistent streetwall and block-face form,

• support gentle-density objectives in RM-1 under the Local Program framework, and

• add incremental Housing Element capacity without altering neighborhood character.

Thank you for considering this technical correction for inclusion in the final map clean-ups for Files 250700 / 250701.

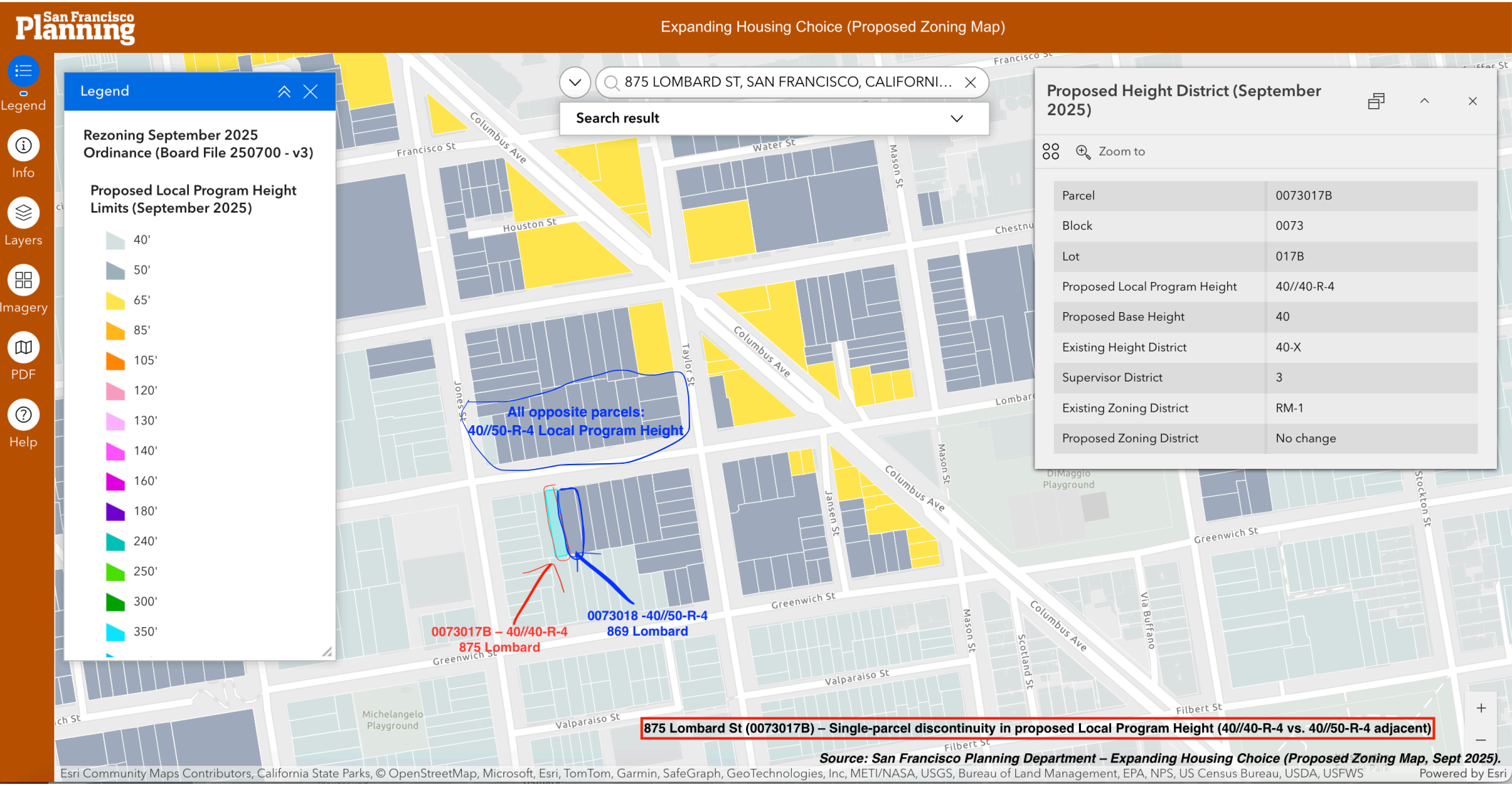
Sincerely,

Kenneth Kim

Owner – 875 Lombard Street, San Francisco, CA 94133

917-891-1805 | ken.ei.kim@gmail.com

Attachment: Exhibit A – 875 Lombard St Height Correction Map.pdf


San Francisco Planning
Expanding Housing Choice (Proposed Zoning Map)
Legend
Info
Layers
Imagery
PDF
Help
Legend
Rezoning September 2025
Ordinance (Board File 250700 - v3)
Proposed Local Program Height Limits (September 2025)
40'
50'
65'
85'
105'
120'
130'
140'
160'
180'
240'
250'
300'
350'
875 LOMBARD ST, SAN FRANCISCO, CALIFORNI…
Search result
Proposed Height District (September 2025)
Zoom to
Parcel 0073017B
Block 0073
Lot 017B
Proposed Local Program Height 40//40-R-4
Proposed Base Height 40
Existing Height District 40-X
Supervisor District 3
Existing Zoning District RM-1
Proposed Zoning District No change
All opposite parcels:
40//50-R-4 Local Program Height
0073017B – 40//40-R-4
875 Lombard
0073018 -40//50-R-4
869 Lombard
875 Lombard St (0073017B) – Single-parcel discontinuity in proposed Local Program Height (40//40-R-4 vs. 40//50-R-4 adjacent)
Source: San Francisco Planning Department – Expanding Housing Choice (Proposed Zoning Map, Sept 2025).
Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS
Powered by Esri

From: Tamila Wong
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 27, 2025 8:02:32 AM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Tamila Wong
tamilawong@yahoo.com
106 Byxbee St
San Francisco , California 94132

From: shelbyville500@everyactioncustom.com on behalf of Shelby Campbell
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Saturday, October 25, 2025 1:32:37 PM

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

Dear Board of Supervisors,

As a San Franciscan resident, I oppose parts of Mayor Lurie's plan. Residents deserve the opportunity to have more input in the process.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees. Together, these plans prioritize the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent.

I provided my comments to the Planning Department's proposed upzoning of the Sunset. I was very much in support of the upzoning of transportation corridors that run perpendicular to the ocean, with two exceptions:
1. Consider not upzoning past Sunset Blvd or maybe as far as 44th Avenue on these corridors, to preserve the coastal environment of the outer Sunset.
2. Strongly oppose high rises at the beach. If you grant an exception for the investor on Sloat, you will set a precedent for a row of high rises at the beach, destroying the open space and coastal environment that defines the Outer Sunset.

We hope you will take the neighborhood's comments into consideration in making decisions about our community.

Sincerely,
Shelby Campbell
San Francisco, CA 94116

From: Vivienne Hay
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Saturday, October 25, 2025 12:56:06 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Vivienne Hay
vivienne.l.hay@gmail.com
1495 Golden Gate Avenue, Apt 207
San Francisco, California 94115

From: eugenemccarthy63@everyactioncustom.com on behalf of Eugene McCarthy
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Saturday, October 25, 2025 8:44:26 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Eugene McCarthy

From: Sophia Hagy
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 24, 2025 4:32:17 PM

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

Members of the Board of Supervisors,

To whom it may concern,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more

than ever!

Sincerely,
Sophia Hagy
San Francisco community member and Paraeducator for SFUSD

Sophia Hagy
sophiahagy@gmail.com
1302 York Street
San Francisco, California 94110

From: ROMALYN SCHMALTZ
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, October 23, 2025 3:05:32 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,
Romalyn Schmaltz

ROMALYN SCHMALTZ
romalynschmaltz@gmail.com
740 Union St
San Francisco, California 94133-2747

From: Kate Blumberg
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 29, 2025 2:10:33 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan. I live in a rent-controlled apartment in D10. Over the 24 years we have lived here, we have seen the incredible benefits that more housing can bring to support a thriving local business community and a more walkable and vibrant neighborhood. But only do the small business districts sprinkled throughout our neighborhoods need more homes to thrive, the citizens of San Francisco need more homes to provide the flexibility and affordability that can help us stay in this great city even if our circumstances change.

San Francisco urgently needs more homes in every corner of our city — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

I know there are several amendments proposed, some of which make sense and others which would weaken the plan. I especially support providing funds and resources to small businesses to help them weather change and incentives for larger family units to be built. While in theory I like the idea of any incentive to get builders building, I don't think a strict time clock would help in these turbulent times.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Kate Blumberg
kate@acmetron.com
2002 22nd. St
San Francisco, California 94107-3204

From: Ted.Hexter@proton.me
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 2:03:34 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Ted.Hexter@proton.me
1670 Market Street Apt 68
San Francisco, California 94102

From: elizbreilly@everyactioncustom.com on behalf of Elizabeth Reilly
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 29, 2025 1:40:40 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Elizabeth Reilly
San Francisco, CA 94123

From: Cheryl Meeker
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 12:58:52 PM

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

Members of the Board of Supervisors,

Do not be manipulated into destroying rent controlled units and small businesses with this zoning change.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the

private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Cheryl Meeker
cherylmeeker@gmail.com
1296 Haight St Apt 28
San Francisco, California 94117

From: rout.rishav@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 11:19:39 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,
Rishav Rout

rout.rishav@gmail.com
1075 Valencia St, Apt 1
San Francisco, California 94110

From: sayuri.anya@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 10:00:25 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
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Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
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Sincerely,

sayuri.anya@gmail.com
38 Tacoma St
SAN FRANCISCO, California 94118

From: alvatenebrae@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 9:53:16 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning plan will not solve San Francisco's affordability crisis. It will accelerate displacement, enrich developers, and prioritize luxury units over homes for working people. Without significant amendments, this plan will make the housing crisis worse, not better.

There is a way forward that meets State density requirements while protecting renters, preserving small businesses, and delivering truly affordable housing. Any upzoning plan must include these transformative policies. Establish an Affordable Housing Special Use District (SUD) to guarantee a minimum of 50% genuinely affordable homes on large opportunity parcels. Protect all 100,000 rent-controlled homes – representing 200,000 people – from this plan. Our elected officials have already prioritized preserving people's homes.

Require more, not fewer, affordable units. Reject any scheme to swap BMR homes for market-rate units. Raise the BMR inclusionary requirement to 20% on-site so that new construction actually benefits working San Franciscans. Build for families. Require 50% of units to be 2-3 bedrooms with communal living spaces. Protect small businesses. Prohibit demolition of SF-certified Legacy Businesses. Require developers to cover relocation costs starting at $150k and provide turn-key "warm shell" improvements for displaced tenants.

Ensure workers who build our city receive a living wage. Include local prevailing wage requirements across all projects. Protect public space and our coast. Prevent the privatization or development of protected waterfront land. Go beyond the Mayor's plan. Push a real affordable housing financing strategy. Leverage state and federal support instead of relying on private developers or Downtown donors.

San Francisco's housing crisis is a product of systemic inequality. It is time for bold, people-first policies that confront developers' greed, protect working people, and ensure housing is a right, not a commodity. We need leadership that will fight for the city's residents, not developers' profits.

alvatenebrae@gmail.com
1177 Market St Apt 1432
San Francisco, California 94103

From: slpretti@everyactioncustom.com on behalf of Sharon Pretti
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 29, 2025 9:12:17 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

I've lived in the Richmond district for over 30 years. These changes would be devasting to renters like me, to seniors, and to families living and working in SF. This proposed plan is NOT a viable way to create affordable housing. It is reckless and harmful and will leave many people without housing. Also, I think it's reprehensible to put small businesses at risk. Neighborhood communities and small businesses are what define SF, NOT luxury high rises designed for the wealthy.

PLEASE work to scale back this very dangerous upzoning plan.

Sincerely,
Sharon Pretti
San Francisco, CA 94121

From: Charlie Musoff
To: Board of Supervisors (BOS); BOS-Legislative Aides
Subject: All Eyes on the Mayor's RV Ban - No Tows Before Housing!
Date: Wednesday, October 29, 2025 9:11:21 AM

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

BOS Supervisors & Legislative Aides Supervisors & Legislative Aides,

I'm a San Francisco resident writing to strongly protest the implementation of Mayor Lurie's 2-hour restriction on oversize vehicle parking. RV residents, advocates, and media are all reporting exactly what we all feared: a rushed, inadequate rollout that clears the way for the Mayor to pursue his true goal of reducing visible poverty no matter the human cost.

Many longtime San Francisco RV residents were not included in the May 31st, 2025 count of vehicles that the City used to create the refuge permit eligibility list. Appeals are cumbersome and require large amounts of documentation and a five-day wait for a response - all done against an only month-long timeline before tows take place. The City has also arbitrarily tightened appeal requirements - going from requiring proof of residence at any time before May 31st, to an arbitrary window between March and May 2025.

Some permits are being issued, but outreach has been utterly inadequate, with RV residents just two blocks away from HOT team events unaware they're occurring. Into these gaps, a patchwork of groups, including RV residents, the Coalition on Homelessness and DSA SF members, are stepping up to try to ensure eligible residents get permits. We can't - and shouldn't - have to do this work against a manufactured deadline of November 1st.

To prevent irreparable harm to our neighbors living in RVs, this is what we're demanding:

1. Provide transparent reporting on the program before tows take place, including permits issued, appeal statistics, number of RV residents who attended outreach events, and number and type of housing offers made to RV residents.
2. Have outreach workers go door to door to issue permits to all RV residents currently on the permit eligibility list. RV residents already on the permit eligibility list should be automatically given permits. Until all permits have been issued, have SFMTA workers validate if an oversize vehicle is permit-eligible using license plate numbers before ticketing / towing.
3. Delay implementation of the November 1st towing deadline. If tows occur, ensure multiple warnings are given before towing vehicles. until permits can be issued.
4. Restore the original time window for appeals eligibility - documents showing an RV resident was present before May 31st, 2025 should be honored by the City. Expand the acceptable documents list to include Additional acceptable documents Acceptable documents must include enrollment at SFUSD or childcare, letters from employers, enrollment in benefits or Coordinated Entry, letters from medical or social service providers that residents you are receiving services in SF, or pictures/videos of vehicle with geolocation and time stamps (e.g. Google Maps streetview).

5. Issue short-term permits for RV residents currently appealing their permit status or with appeal hearings scheduled once the 2-hour parking limit goes into effect.
6. Provide direct, real-time support in troubleshooting appeals (not just a web portal), including establishing a permanent physical location, run by HSH or another department, for RV residents to ask questions.
7. For appeals, SFMTA must also cross reference anyone's ineligibility with already existing parking and tow records. Rather than putting the onus on RV residents to find a ticket record, the SFMTA should provide the record when someone is appealing.
8. Ensure housing offers that are given to permit recipients are provided in writing, and that residents have a transparent, well-documented system for refusing offers that don't work for them without losing their refuge permits.
9. Have family providers do mobile Coordinated Entry registration at city information sessions for RV residents.
10. For residents that accept an offer of temporary shelter, continue to provide a refuge permit or alternative parking for their vehicle until a permanent housing offer is made.

Our City owes RV residents more than a month of chaotic bureaucracy, inaccurate AI, and half-hearted outreach before towing their homes. Thank you for your attention and action.

Sincerely,

Charlie Musoff
charliemusoff@gmail.com
507 Bartlett St
San Francisco, California 94110

From: mary@everyactioncustom.com on behalf of MARY THOMAS
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 29, 2025 8:47:05 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS WE WILL NEVER HAVE ENOUGH AFFORDABLE HOUSING UNLESS YOU RAISE THE FEE DEVELOPERS HAVE TO PAY IF THEY OMIT THE 15% AFFORDABLE HOUSING... THE CURRENT FEES ARE NOT HIGH ENOUGH AND JUST BURRIED IN THE SALE PRICE OF UNITS AND GIVES SAN FRANCISCANS WHO NEEED LOW INCOME HOUSING NO HOPE... JUST MORE RISING COSTS OF HOUSING - DO THE MATH

Sincerely,
MARY THOMAS
San Francisco, CA 94123

From: Olivia Page
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 28, 2025 11:22:31 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Olivia Page

Olivia Page
oliviaindigopage@gmail.com
780 Shotwell St
San Francisco , California 94110

From: jeanettercool@everyactioncustom.com on behalf of Jeanette Cool
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 28, 2025 10:21:16 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Jeanette Cool
San Francisco, CA 94114

From: Nick DeRenzi
To: Board of Supervisors (BOS); BOS-Legislative Aides
Subject: All Eyes on the Mayor's RV Ban - No Tows Before Housing!
Date: Tuesday, October 28, 2025 9:33:04 PM

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

BOS Supervisors & Legislative Aides Supervisors & Legislative Aides,

I'm a San Francisco resident writing to strongly protest the implementation of Mayor Lurie's 2-hour restriction on oversize vehicle parking. RV residents, advocates, and media are all reporting exactly what we all feared: a rushed, inadequate rollout that clears the way for the Mayor to pursue his true goal of reducing visible poverty no matter the human cost.

Many longtime San Francisco RV residents were not included in the May 31st, 2025 count of vehicles that the City used to create the refuge permit eligibility list. Appeals are cumbersome and require large amounts of documentation and a five-day wait for a response - all done against an only month-long timeline before tows take place. The City has also arbitrarily tightened appeal requirements - going from requiring proof of residence at any time before May 31st, to an arbitrary window between March and May 2025.

Some permits are being issued, but outreach has been utterly inadequate, with RV residents just two blocks away from HOT team events unaware they're occurring. Into these gaps, a patchwork of groups, including RV residents, the Coalition on Homelessness and DSA SF members, are stepping up to try to ensure eligible residents get permits. We can't - and shouldn't - have to do this work against a manufactured deadline of November 1st.

To prevent irreparable harm to our neighbors living in RVs, this is what we're demanding:

1. Provide transparent reporting on the program before tows take place, including permits issued, appeal statistics, number of RV residents who attended outreach events, and number and type of housing offers made to RV residents.
2. Have outreach workers go door to door to issue permits to all RV residents currently on the permit eligibility list. RV residents already on the permit eligibility list should be automatically given permits. Until all permits have been issued, have SFMTA workers validate if an oversize vehicle is permit-eligible using license plate numbers before ticketing / towing.
3. Delay implementation of the November 1st towing deadline. If tows occur, ensure multiple warnings are given before towing vehicles. until permits can be issued.
4. Restore the original time window for appeals eligibility - documents showing an RV resident was present before May 31st, 2025 should be honored by the City. Expand the acceptable documents list to include Additional acceptable documents Acceptable documents must include enrollment at SFUSD or childcare, letters from employers, enrollment in benefits or Coordinated Entry, letters from medical or social service providers that residents you are receiving services in SF, or pictures/videos of vehicle with geolocation and time stamps (e.g. Google Maps streetview).

5. Issue short-term permits for RV residents currently appealing their permit status or with appeal hearings scheduled once the 2-hour parking limit goes into effect.
6. Provide direct, real-time support in troubleshooting appeals (not just a web portal), including establishing a permanent physical location, run by HSH or another department, for RV residents to ask questions.
7. For appeals, SFMTA must also cross reference anyone's ineligibility with already existing parking and tow records. Rather than putting the onus on RV residents to find a ticket record, the SFMTA should provide the record when someone is appealing.
8. Ensure housing offers that are given to permit recipients are provided in writing, and that residents have a transparent, well-documented system for refusing offers that don't work for them without losing their refuge permits.
9. Have family providers do mobile Coordinated Entry registration at city information sessions for RV residents.
10. For residents that accept an offer of temporary shelter, continue to provide a refuge permit or alternative parking for their vehicle until a permanent housing offer is made.

Our City owes RV residents more than a month of chaotic bureaucracy, inaccurate AI, and half-hearted outreach before towing their homes. Thank you for your attention and action.

Sincerely,

Nick D

Nick DeRenzi
nickderenziphoto@gmail.com
2808 Golden Gate Ave
San Francisco, California 94118

From: Cecily Gardner
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 8:00:28 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Cecily Gardner
gardner.cecily@gmail.com
3627 21st St
San Francisco , California 94114

From: ramon lazo
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 28, 2025 5:41:46 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
R Lazo

ramon lazo
9guj0037j@hotmail.com
193 gladstone drive
san francisco, ca

From: Thomas Plagemann
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 28, 2025 5:31:16 PM

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Members of the Board of Supervisors,

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Sincerely, Thomas Plagemann

Thomas Plagemann
thosplag@sbcglobal.net
762 Capp St
San Francisco , California 94110

From:	dj@everyactioncustom.com on behalf of Diane Josephs
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Tuesday, October 28, 2025 4:48:42 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Diane Josephs
San Francisco, CA 94109

From: Julia Diaz
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 3:18:53 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Julia Diaz
jmdiaz2016@g.ucla.edu
3841 24th st
San Francisco , California 94114

From: David Alexander
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 2:33:00 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I am a parent of two SFUSD students. We badly need housing for families on the Westside and beyond. The current housing availability is untenable and needs to change.

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

thank you,

Dave Alexander

David Alexander
alexanderdavid415@gmail.com
2806 Anza St
San Francisco, California 94121

From: msmarlomunoz@yahoo.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 28, 2025 2:31:31 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
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Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Marlo Dowell

msmarlomunoz@yahoo.com

San Francisco, California 94114

From: nieberding3@gmail.com
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 1:27:35 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

nieberding3@gmail.com
18 10th St Apt 640
San Francisco, California 94103

From: Edward Sullivan
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 12:14:23 PM

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Clerk of the Board Angela Calvillo,

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Edward Sullivan
efsullyjr@aol.com
2448 Great Hwy Apt 14
San Francisco, California 94116

From: Jim Chappell
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 9:38:29 AM

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Jim Chappell
jimchappellsf@gmail.com
708 Guerrero St
San Francisco, California 94110

From: Francesca P
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 28, 2025 8:57:28 AM

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Members of the Board of Supervisors,

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Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Francesca P
ballets.lank_0z@icloud.com
Po Box 460703
San Francisco, California 94146

From: Ben Wessel
To: Board of Supervisors (BOS)
Subject: I support the family zoning plan
Date: Tuesday, October 28, 2025 8:28:11 AM

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

Clerk of the Board Angela Calvillo,

Hi Board of Supervisors --

My name is Ben Wessel, I live in the Inner Sunset, and I'm writing to express my strong support for the Family Zoning Plan. This year, my wife and I were fortunate enough to move out of our small rent-controlled apartment into a condo on Judah Street, an opportunity that made it easier for us to decide to have a child -- and our daughter Mika was born just two weeks ago! Unfortunately, for many of our friends who we've met in the neighborhood over the last ten years, the cost to move into a bigger place or even buy a place was too high for them to stay in the city. We've lost four different families from our friend crew who have all moved to Oakland to find more affordable places to live or more space. Each of these families told us they would have stayed in SF if they could have found a place like our condo.

I guess I write all this because I just wish San Francisco was a place that my friends could see themselves for years to come, the way that I do. I don't know if this plan will get that done, but it seems better than doing nothing. Let me know if you have better ideas.

Thanks,
Ben

PS: Here's the boilerplate language from the Housing Action Coalition that I think you've probably all read already: "San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future."

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration."

Ben Wessel
benkwessel@gmail.com

937 Judah Street
San Francisco, California 94122

From: Eric Baird
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 8:26:44 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Eric Baird
erichansb@gmail.com
141 Scott Street
San Francisco, California 94117

From: Meg Kammerud
To: Board of Supervisors (BOS)
Subject: Please Support Family Zoning Plan - SF Needs More Homes of All Sorts in Every Neighborhood
Date: Tuesday, October 28, 2025 8:18:18 AM

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Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan. I am a long-time District 8 home owner and support bringing more housing to my neighborhood -- and every neighborhood across our city. We must not let individuals or individual neighborhoods dismantle a plan that will make all of San Francisco better and more livable, somewhere my children may be able to not only grow up but stay.

I support Supervisor Melgar's small-business fund, and Supervisors Sherrill and Sauter's amendment to encourage larger family units (2-3 bedrooms). These strengthen the plan without risking state compliance.

I strongly oppose any proposal to exclude residential sites from rezoning or impose any restrictions that would undercut housing capacity and jeopardize our state housing obligations.

San Francisco urgently needs more homes — and the original plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Sincerely,
Meg Kammerud
Glen Park

Meg Kammerud
meg.kammerud@gmail.com
810 Congo St
San Francisco, California 94131

From: Ted Neranchi
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 28, 2025 8:01:05 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Ted Neranchi
tneranchi@gmail.com
296 Guttenberg St
San Francisco, California 94112

From: Tim Colen
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 7:18:40 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Tim Colen
timcolen@gmail.com
1501 Greenwich St, Unit 502
San Francisco, California 94123

From: Alan Billingsley
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 2:54:35 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Alan Billingsley
alanbillingsley215@gmail.com
215 Eureka St
San Francisco , California 94114

From: leobilly69@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 28, 2025 2:07:54 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

William T. Heaton

leobilly69@gmail.com
168 Hyde Street Apt 206
San Francisco, California 94102-3656

From: Megan Bute
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 1:12:22 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Megan Bute
wikis-scows.4t@icloud.com
273 29th St
San Francisco, California 94131

From: John Oda
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 28, 2025 12:43:19 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

John Oda
jandjoda@aol.com
2000 post
San Francisco, California 94115

From: Jason Fischel
To: BOS-Supervisors
Subject: Redevelopment Plan is too timid
Date: Tuesday, October 28, 2025 12:21:37 AM

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

Members of the Board of Supervisors,

Hello,

The proposed redevelopment plan will not increase housing enough in SF. Look at Austin, we can bring down rents, but we need to greatly decrease the burden of regulations and make SF a city for all.

Cheers,
Jason

Jason Fischel
fischelj@udel.edu
227 Clinton park
San Francisco, ca, California 94103

From: Steven Susaña-Castillo
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 11:29:49 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Although I think the plan doesn't go far enough, I think this gets in the right direction of undoing wrongs. Historically, San Francisco's zoning (and downzoning in the mid 20th century) was used as a tool to keep neighborhoods exclusive and keep out low income folks, immigrants, and/or racial minorities. (Many wealthier neighborhoods like Forest Hill and Pac Heights have used their City Hall connections to keep out minorities like the Japanese in the 40s from their neighborhoods by ensuring that mixed used zoning was banned and that the newly arriving immigrants could not set up their businesses there). Its scars are still evident today.

The Environmental Impact Report and a Chronicle article back in 1978 rightfully pointed out what would happen if we doubled down on restrictive zoning. Both warned that such restrictive zoning would cause San Francisco to become an exclusive playground for the rich, would deny the ability of low income people to live (and stay) here, would skyrocket home prices, and would inevitably lead to a housing shortage. We are now living the consequences.

Personally, we cannot call ourselves a progressive and/or liberal city when we are actively defending keeping intact zoning that is a derived from redlining. When you revisit Chronicle articles, newspaper cartoons, speeches/public comments from past supervisors, etc, you begin to pick up that these zoning rules were initiated from a standpoint of xenophobia and racism. By attempting to undo these policies, we are declaring that we want a San Francisco that is for everyone and that we are not just giving lipservice to these ideals we say we have.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and

collaboration.

Steven Susaña-Castillo
coolsteven2@gmail.com
1075 Valencia St, Apt 4
San Francisco, California 94110

From: Jen Rosas
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 10:36:02 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my very strong support for the Family Zoning Plan. Especially as a resident of the Outter Richmond, we need more density, and more housing options.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Jen Rosas
jenmrosas@yahoo.com
825 La Playa St #228
San Francisco, California 94121

From: Rachel Sheinbein
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 10:09:14 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Rachel

Rachel Sheinbein
rachel.sheinbein@gmail.com
2621 harrison st
San Francisco , California 94110

From: Laurie Dewan
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 9:57:53 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan. My grandparents came to San Francisco in the 1930s and raised four children on a working-class income. While I am proud to be raising my children here too, I see so many families who simply can't make it work - and I wonder how long my husband and I can continue to manage the high cost of housing.

To me, the Family Zoning plan means taking this city I love into a bright, diverse future where families and working people can thrive.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Laurie Dewan
laurie.dewan@gmail.com
3362 Sacramento Street
San Francisco, California 94118

From: Lada Shchekleina
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 9:20:30 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Lada Shchekleina
ladannn@gmail.com
555 MISSION ROCK STR, APT # 630
SAN FRANCISCO, California 94158

From: Tyler Pullen
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 9:16:47 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan, preferably without the amendment casually excluding the literal majority of rental buildings (that are rent-controlled) from the plan.

San Francisco urgently needs more homes, and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love and the work they need.

Part of me wants the state to take over a preempt our land use rules -- which, to be clear, are the very stakes we are playing with -- because of the seeming inability of our local government to competently and earnestly allow enough housing to meet demand. But I'd love to avoid tempting that outcome by enthusiastically supporting the functional upzoning reflected in the original plan (and even more than that, ideally). Market rate housing will not single-handedly solve our affordability crisis, but we have all the evidence in the world that restricting housing of all types only makes the entire situation worse, especially so for the low income households we purport to care so much about.

This barely meets the state-mandated Housing Element goals which represents the bare minimum of meeting our city's long-underserved housing obligations, and amendments like the exclusion of rent-controlled buildings nakedly undermine the spirit of the plan in a way that is performatively progressive but functionally regressive. Our city's low income households (of which I am a part) live daily the consequences of our housing crisis most severely, and plans that continue to resist the improvement and expansion of our housing stock worsen our outcomes in both relative and absolute terms.

I urge you to support the Family Zoning Plan without the rent-controlled unit exemption, and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Tyler Pullen

tpullen28@gmail.com
3477 1/2 17th St
San Francisco, California 94110

From: Beth O"Leary
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 9:11:10 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Beth O'Leary
beth@oleary.con
445 Baden St
San Francisco, California 94131

From: Carlos Abela
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan need to be
Date: Monday, October 27, 2025 8:34:26 PM

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

Members of the Board of Supervisors,

Do not change zoning in the Sunset District Leave zoning changes up to the people who live in that zone. Some, like the downtown area, would welcome it. Others, like in the Sunset District, do not want it. You can build plenty of housing by converting offices and building high rises where they already exist.
Sincerely,
Carlos Abela

Carlos Abela
abela@mac.com
1266 40th Avenue
San Francisco, California 94122

From: Charissa Schaefer
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 27, 2025 7:53:46 PM

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

Members of the Board of Supervisors,

I know how gentrification starts and this upzoning plan is not in service of the people who live here. Please choose us over the corporations who would like to change the face of these neighborhoods. This city is already hugely expensive to live in. Don't make it worse.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds,

beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Charissa Schaefer

Charissa Schaefer
cbs.music.news@gmail.com
1420 Turk St, Apt 1101
San Francisco, California 94115

From: Marty Cerles
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 7:41:23 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Marty Cerles
martycerles@gmail.com
2940 Turk Blvd
San Francisco, California 94118

From: George Ference
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 7:32:35 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

George Ference
michael.ference@gmail.com
1386 31st Ave
San Francisco, California 94122

From: David Downs
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 7:28:44 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

D11 voter in support of the Family Zoning Plan.

Build, baby, build.

David Downs
daviddownspresents@pm.me
251 Farallones St.
San Francisco, California 94112

From: Cora M. Shaw
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 7:24:33 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Cora M. Shaw
daft-sniper-0e@icloud.com
451 Guerrero St
San Francisco, California 94110

From: Mark Macy
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 7:24:04 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Amendments I Support:

Supervisor Melgar's small-business fund, and Supervisors Sherrill and Sauter's amendment to encourage larger family units (2-3 bedrooms). These strengthen the plan without risking state compliance, and the Mayor has signaled support.

Amendments I Oppose:

Proposals to exclude nearly all residential sites from rezoning or impose restrictions that would undercut housing capacity and jeopardize our state housing obligations.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Mark Macy
markm@macyarchitecture.com
241 10th Avenue #1
San Francisco, California 94118

From: Elliot Schwartz
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Monday, October 27, 2025 7:21:36 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Elliot Schwartz
elliot.schwartz@gmail.com
2828 Bryant Street
San Francisco, California 94110

From: Heather Davies
To: BOS-Supervisors
Subject: Real Affordability Housing in D4
Date: Monday, October 27, 2025 6:56:05 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Heather Davies

Heather Davies
daviesva@gmail.com

San Francisco, California 94116

From: Sharon Bradbury
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 27, 2025 6:32:11 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Sharon Bradbury
sharcrow@yahoo.com
839 Haight St, Apt 8
San Francisco, California 94117

From: Lynetta Oliver
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 27, 2025 1:00:05 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Lynetta Oliver
lynettaoliver@gmail.com
527 Balboa
San Francisco , California 94118

From: lunbeck@sbcglobal.net
To: Board of Supervisors (BOS); MelgarStaff (BOS); ChenStaff
Cc: CPC.SF.Housing.Choice
Subject: Public Comment: Family Zoning Plan -- follow-up to 10/20 meeting of LUT Committee
Date: Thursday, October 30, 2025 12:40:26 PM

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

Dear Board of Supervisors,
Please accept the following comment on the ongoing Family Zoning Plan (upzoning initiative) under consideration:

I live in Lakeside and have lived in San Francisco for over 35 years. I am deeply concerned about the density decontrol provision in the Family Zoning Plan.
Blanket density decontrol will irretrievably devastate West Side neighborhoods.
It's often remarked that SF is a city of neighborhoods. Many are low-density residential. Uncontrolled high-density development permitted virtually anywhere in low-density residential blocks will destroy local neighborhoods by tearing at the hard-won fabric of local community woven over the years.
It appears blanket density decontrol was introduced to reduce the plan's maximum building heights. Proponents disingenuously claim that preserving existing 40' limits on the West Side should allay concerns that neighborhoods will be dramatically transformed. This is misleading. Very few dwellings in the West Side now reach maximum heights, with the vast majority well under 30'. Newly permitted multifamily dwellings will certainly push toward the 40' maximum, towering over the other dwellings in their blocks, permanently destroying such blocks' longstanding character and architectural integrity.
Worse, density decontrol would enshrine – in perpetuity – this devastating threat to neighborhood integrity by allowing such out-of-place development anywhere and at any time. It's a permanent Sword of Damocles threatening virtually every West Side block, with no recourse once this predictable disaster begins to unfold.
Density decontrol will create a crazy quilt of inappropriate, out-of-place new development opportunistically scattered across the entire West Side. No block will be safe from ruination. Even one isolated large new multifamily dwelling will damage the surrounding neighborhood's character. Instead of unnecessarily putting every dwelling on every block in the West Side at risk, dense development should be concentrated in defined zones, as embodied in earlier iterations of upzoning maps.
Further, density decontrol could change every parcel's highest and best use to multifamily development. Single-family homes will turn into de facto teardowns, discouraging maintenance and improvements. This itself is a formula for widespread neighborhood deterioration – even if no new development has occurred in the vicinity.
The Planning Department contends that density decontrol is the only way to achieve State mandates. This claim appears dubious, as earlier versions of the proposed zoning map

achieved State mandates without incorporating blanket density decontrol.
Please remove the pernicious blanket density decontrol provision from the City's upzoning plan.

Thank you for your consideration.
Yours sincerely,
Robert Lunbeck
150 Junipero Serra Boulevard
San Francisco, CA 94127

From:	sfdavidbancroft@everyactioncustom.com on behalf of David Bancroft
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 30, 2025 11:53:34 AM

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

Dear Board of Supervisors,

I am a 54 year D2 resident.

Don't Do It!

The Mayor's upzoning plan for Lombard St. will create a canyon entrance to SF, cleave Cow Hollow from the Marina and Chestnut St., and make those neighborhoods into unaffordable luxury high-rise corridors. Where's the affordable housing?

No competent city planner would ever choose this as part of a viable solution for SF's housing needs!

Don't Do It.

David Bancroft
San Francisco, CA 94109

Sincerely,
David Bancroft
San Francisco, CA 94109

From: jeannelu@everyactioncustom.com on behalf of Jeannette Luini
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 11:41:56 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Jeannette Luini
San Francisco, CA 94116

From: georgesery@everyactioncustom.com on behalf of George Sery
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 11:38:18 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
George Sery

From:	scarampi@everyactioncustom.com on behalf of Sebastiano Scarampi
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 30, 2025 11:34:01 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):You will destroy one of the world's most beautiful cities if you allow this zoning to pass. I WILL NEVER VOTE FOR, AND ACTIVELY CAMPAIGN AGAINST, ANY SF ELECTED OFFICIAL WHO SUPPORTS THIS MONSTROSITY. The San Francisco northern waterfront should be a UNESCO World Heritage site instead of a new Miami Beach or Manhattan. It is one of the most beautiful places in the world, thanks to its unique geography and views and the respect with which it has been developed up to now. Its beauty is dependent on the harmony of the city with its surroundings, and the human scale at which it is built. It is fully built up. There is no more room unless you want to destroy a beautiful community that has evolved in harmony with its environment. The neighborhood does not want more development. POLL US IF YOU HAVE ANY DOUBT. Notre Dame in Paris was exactly rebuilt as it was after the fire, because the French knew its importance. Where are the similar leaders here? Who will rebuild San Francisco after the aesthetically clueless, money-grabbing developers who can't tell a properly functioning neighborhood from a hole in ground are done defacing our magnificent neighborhood, a magical place that attracts visitors from all over the world?

Sincerely,
Sebastiano Scarampi
San Francisco, CA 94115

From: jandckehoe@everyactioncustom.com on behalf of Christine Kehoe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 10:17:46 AM

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

Dear Board of Supervisors,

As a lifelong San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

While I know we need housing that working people can afford, this is not the answer. PLEASE OPPOSE THIS!

Sincerely,
Christine Kehoe
San Francisco, CA 94116

From:	evajfortune@everyactioncustom.com on behalf of Jay Altobelli
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 30, 2025 10:04:29 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): Affordable housing is necessary, luxury towers will not provide an answer. This looks hasty & a land grab which irreconcilablely destroy not only the scale of our city but the citizens that live work & have small businesses will be permanently displaced. . San Francisco is not a play ground for the rich , it's a city made up of people from all economic levels, that's what we should value & protect . There's always a way . Let's not hear our elected politicians say our hands are tied & we won't give our citizens a chance to disagree, comment or discuss. Don't shut the people & our city out . Don't turn San Francisco into a billionaire city , for the rich , for corporate businesses. No one wants that .

Sincerely,
Jay Altobelli
San Francisco, CA 94121

From:	jayelliott415@everyactioncustom.com on behalf of Jay Elliott
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 30, 2025 9:27:48 AM

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

Dear Board of Supervisors,

WE are the stewards of our beautiful city, not Sacramento. They are the ugly step sister hellbent on ruining Cinderella. San Francisco has made mistakes before (Fillmore), let's not do it again! Many brave San Franciscans have fought against development that would harm, and because of their sacrifices and subsequent wins, we have Mt. Davidson (my neighborhood) as open space and many other treasures (Tea and Cookies ladies saved the Bay when the Sierra Club couldn't be bothered!). We can do better than Sacramento and as a Charter city, we have the right to. Strategic growth is smart, mandates are not!

That';s why, as a native San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors (and haven't we seen how the billionaire class is ruining our country!) while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Jay Elliott
San Francisco, CA 94127

From: vandana1@everyactioncustom.com on behalf of Vandana Di Scala
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 9:21:31 AM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

The building at 2550 Irving is across the street from our apartment. This building is far too big for existing transit services and there is little to no parking. I strongly suggest repurposing existing commercial vacant buildings in/around downtown that are along multiple transit lines into affordable housing vs adding high density housing throughout SF before ensuring adequate transit lines and parking.

Sincerely,
Vandana Di Scala
San Francisco, CA 94122

From:	randymazzei@everyactioncustom.com on behalf of Randall Mazzei
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 30, 2025 9:11:34 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
Randall Mazzei
San Francisco, CA 94116

From: john.nulty@everyactioncustom.com on behalf of John Nulty
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 8:42:34 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
John Nulty
San Francisco, CA 94142

From: terence.y.chu@everyactioncustom.com on behalf of Terence Chu
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 2:07:43 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Terence Chu
San Francisco, CA 94123

From: jg1964chi@everyactioncustom.com on behalf of Joan Albertson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 29, 2025 7:50:32 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Joan Albertson
San Francisco, CA 94109

From:	BOS Legislation, (BOS)
To:	Board of Supervisors (BOS); Carroll, John (BOS)
Cc:	BOS Legislation, (BOS)
Subject:	FW: Public Comment – 875 Lombard St (Technical Map Correction, Files 250700 / 250701)
Date:	Monday, October 27, 2025 9:17:48 AM
Attachments:	Exhibit A – 875 Lombard St Height Correction Map.pdf

From: Kenneth Kim <ken.ei.kim@gmail.com>
Sent: Monday, October 27, 2025 9:15 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>
Subject: Public Comment – 875 Lombard St (Technical Map Correction, Files 250700 / 250701)

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

Dear Commission Secretary and Supervisors,

I support the Expanding Housing Choice / Family Zoning proposal and request a technical map correction for 875 Lombard Street (Block 0073, Lot 017B, APN 0073017B).

My parcel is shown as 40//40-R-4, while the immediately adjacent parcel (APN 0073018) and all parcels directly across Lombard Street are 40//50-R-4, all within RM-1. The attached Exhibit A illustrates a single-parcel discontinuity.

Extending the 40//50-R-4 Local Program Height one parcel west to include 875 Lombard would not change the underlying use (it remains RM-1) but would:

• restore consistent streetwall and block-face form,

• support gentle-density objectives in RM-1 under the Local Program framework, and

• add incremental Housing Element capacity without altering neighborhood character.

Thank you for considering this technical correction for inclusion in the final map clean-ups for Files 250700 / 250701.

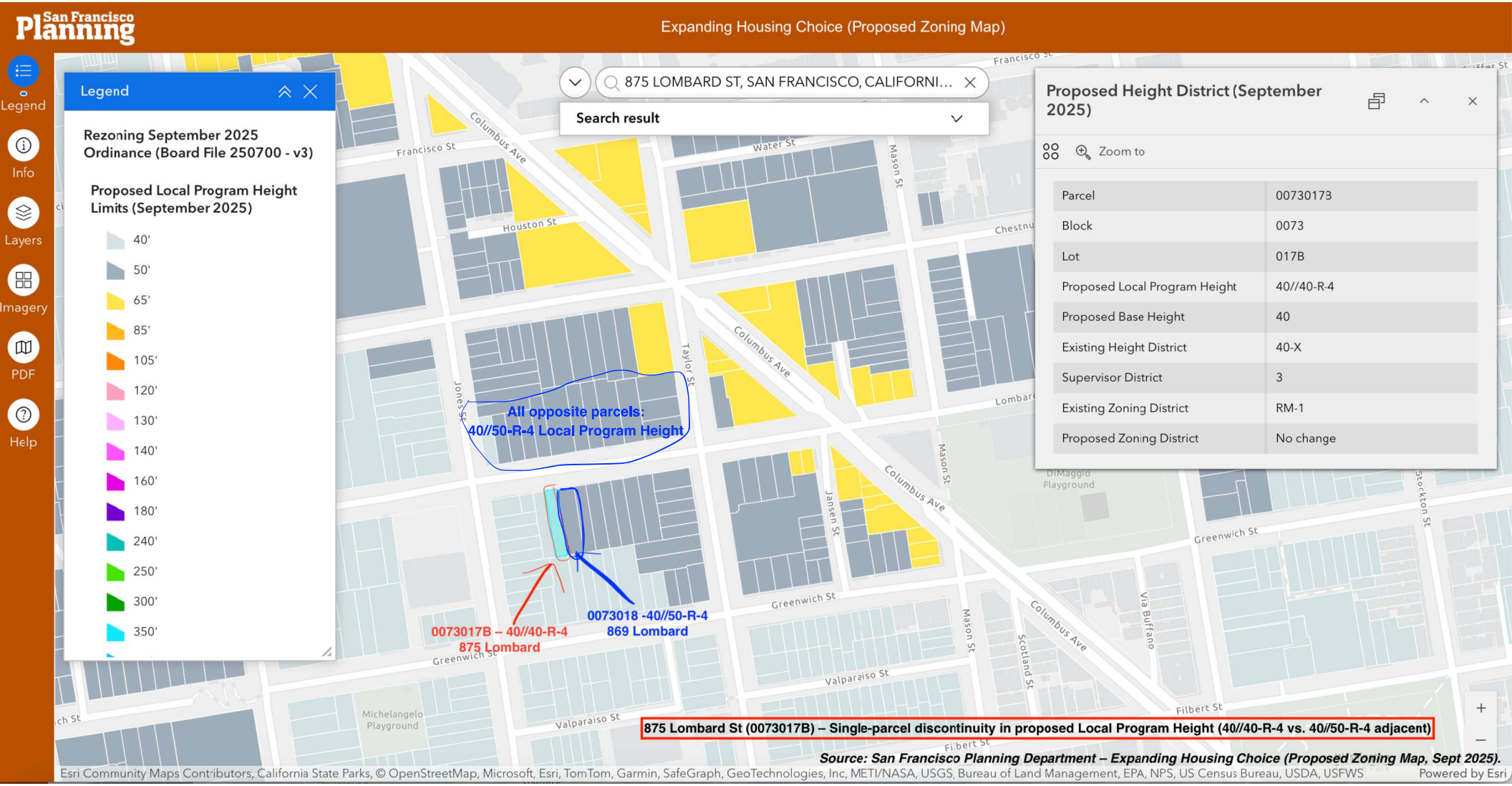
Sincerely,

Kenneth Kim

Owner – 875 Lombard Street, San Francisco, CA 94133

917-891-1805 | ken.ei.kim@gmail.com

Attachment: Exhibit A – 875 Lombard St Height Correction Map.pdf


San Francisco Planning
Expanding Housing Choice (Proposed Zoning Map)
Legend
Info
Layers
Imagery
PDF
Help
Legend
Rezoning September 2025
Ordinance (Board File 250700 - v3)
Proposed Local Program Height Limits (September 2025)
40'
50'
65'
85'
105'
120'
130'
140'
160'
180'
240'
250'
300'
350'
875 LOMBARD ST, SAN FRANCISCO, CALIFORNI...
Search result
Proposed Height District (September 2025)
Zoom to
Parcel 00730173
Block 0073
Lot 017B
Proposed Local Program Height 40//40-R-4
Proposed Base Height 40
Existing Height District 40-X
Supervisor District 3
Existing Zoning District RM-1
Proposed Zoning District No change
All opposite parcels:
40//50-R-4 Local Program Height
0073017B – 40//40-R-4
875 Lombard
0073018 -40//50-R-4
869 Lombard
875 Lombard St (0073017B) – Single-parcel discontinuity in proposed Local Program Height (40//40-R-4 vs. 40//50-R-4 adjacent)
Source: San Francisco Planning Department – Expanding Housing Choice (Proposed Zoning Map, Sept 2025).
Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS
Powered by Esri

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	BOS-Operations; Carroll, John (BOS); BOS Legislation, (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	13 Letters Regarding File Nos. 250700, 250701, 250966, 251071, 251072, and 251073
Date:	Thursday, October 23, 2025 1:09:23 PM
Attachments:	13 Letters Regarding Zoning.pdf

Hello,

Please see attached 13 letters regarding File Nos.:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan
251071: Zoning Map - Family Zoning Plan
251072: Planning, Business and Tax Regulations Codes - Family Zoning Plan
251073: Planning, Business and Tax Regulations Codes - Family Zoning Plan

Regards,

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

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

From: James Nelson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 11:02:33 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
James Nelson

James Nelson
jimmie.nelson@gmail.com
3900 Adeline Street, Unit 309
Emeryville, California 94608

From: Michelle Santos
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 11:19:14 AM

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Sincerely,

Michelle Santos
michelllesantoss@gmail.com
39 Sycamore st
San Francisco, California 94110

From: Anne Eunice
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 12:05:19 PM

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Sincerely,

Anne Eunice
annemarieeunice1968@gmail.com
3850 18th Street Apt 203
SF, California 94114

From: Cassia Brill
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 1:33:18 PM

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

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Sincerely,

Cassia Brill
cassiagbrill@gmail.com
695 John Muir Dr apt f102
SAN FRANCISCO, California 94132

From: mpegdietz@everyactioncustom.com on behalf of Margaret Dietz
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 22, 2025 2:32:02 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

- Drastically scale back the Mayor’s upzoning maps and just do the minimum to meet the State requirements. Further rezoning can wait while the voters weigh in.
Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

- Exempt all parcels with rent controlled buildings from the Plan.

-Require that any and all development on city-owned land must be 100% affordable for working families.

-Exempt the Coastal land from the Plan.

The Plan destroys the priceless treasure that is San Francisco, and will erase what attracts the world's tourists to this destination. People like it here because of its' human scale and trees. They are not coming to see luxury towers. Do not prioritize the interests of developers and billionaire investors while silencing the voices of the citizens.

Sincerely,
Margaret Dietz
San Francisco, CA 94109

From: debra.riat@everyactioncustom.com on behalf of deborah riat
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 22, 2025 4:27:16 PM

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

Dear Board of Supervisors,

Your up zoning plan is NOT good for our neighborhood. It is ridiculous for you to propose 6 story buildings next to 1 story single family houses. It is especially bad to go west of 20th avenue on Geary, California, Clement, Fulton with this OVERKILL CRAZY ZONING PLAN designed to pay off developers for your campaign contributions. We all know that you launder these funds into your own personal accounts. Why do you attack us in this way? The housing shortage is diminishing rapidly. AI and robotics are eating jobs and will start to do so more rapidly in the near future. The border is closed to illegal immigration and illegal immigrants are being deported and encouraged to leave of their own volition. YOU ARE BEHIND THE TIMES! I am asking you to come to your senses and STOP making WAR on the people of San Francisco!!! This radical zoning plan is NOT necessary, and it is BAD for our city.

Also, why do you continue to let drug addicts RUIN SAN FRANCISCO? Frequently my friends tell me horror stories about riding MUNI. Yesterday the story was a drug addict was asleep on the bus and his pit bull was running up and down and sitting wherever it wanted. People were terrorized. PEOPLE ARE AFRAID TO RIDE MUNI. All these stabbing murders we have had in past months, where crazed drug addicts kill people for no reason. And this morning a video of a crazy woman stabbing a restaurant owner with a knife from his kitchen. THIS IS INSANITY AND IT IS ALL ON YOU!!!!! Drug addition is not a victimless crime. I live near Sutro Heights park. I have seen over 5 dead bodies pulled out of there in the last few years. This was not happening 10 years ago. Taking drugs is illegal and these people should be arrested and detoxed for their own good and for the good of our community.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,

deborah riat
San Francisco, CA 94121

From: rosie447@everyactioncustom.com on behalf of Rosie Gozali
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 22, 2025 6:43:43 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Rosie Gozali

From: Nadya Williams
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 7:03:56 PM

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Members of the Board of Supervisors,

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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Nadya Williams
nadyanomad@gmail.com
1436 Grant Ave. # 10
San Francisco , California 94133

From: Sarah Kliban
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 7:25:33 PM

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

Members of the Board of Supervisors,

There are many reasons that this plan does not work, which are listed below. But in addition to those ideas, let me present to you that a lot of the cities money comes from tourists who see the city through film and television and print. A lot of us work in the film, business. What this new legislation will do is change the landscape of the city. It will change the views of the city and the presentation of the city. This means that the city that people are coming to visit is not going to be the same, but especially, for my industry, it means that people who like to make films here to show off the views will not be as attracted to bringing their projects here. Especially in district 3, which is the most filmed section of San Francisco in the past several decades.
Additionally, the Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,
Sarah Kliban
Casting Director
Fifth generation San Francisco resident

Sarah Kliban
casting27@gmail.com
250 Columbus Avenue
San Francisco, California 94133

From: Madison Wise
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 9:01:37 PM

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I want you have a future myself and others in the City of San Francisco. We need more adorable housing not less.

Sincerely,

Madison Wise
Internal Organizer, SEIU-USWW

Madison Wise
unlit_frame3x@icloud.com
930 Sutter Street, Apt. 104
San Francisco, California 94109

From: Afrodisia Cuevas
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 9:05:14 PM

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Sincerely,
Afrodisia Cuevas

Afrodisia Cuevas
afrodisiacuevas@gmail.com
190 Alhambra St.
San Francisco, California 94123

From:	jim keith
To:	Lurie, Daniel (MYR); Melgar, Myrna (BOS); Dorsey, Matt (BOS); Tanner, Rachael (CPC); SauterStaff; Mahmood, Bilal (BOS)
Cc:	Conner, Kate (CPC); Cityattorney; BOS Clerks Office (BOS); Mayor, MYR (MYR); Low, Jen (BOS); Farrah, Michael (BOS); DorseyStaff (BOS); MahmoodStaff; cityattorney.legislative@sfgov.org; SFhousingInfo
Subject:	URGENT! Please Correct Exclusion of Property from Family Zoning Ordinance
Date:	Wednesday, October 22, 2025 9:40:39 PM

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

Dear Mayor Lurie, President Tanner, Supervisor Melgar, Supervisor Mahmood, Supervisor Sauter, Supervisor Dorsey,

My name is James Keith, Managing Member of Midtown Lands LLC. We are the owners of a **3-acre parcel (Block 2724, Lot 004),** also known as **402 Dellbrook Ave**. It has come to my attention that this property was **mistakenly excluded from the parcel list in the proposed Family Zoning Ordinance**. Upon reviewing the legislative parcel number list, I confirmed that our property is not included, which appears to be an error.

This parcel is located well within the boundaries of the proposed Family Zoning Ordinance and represents a prime opportunity to address the city's critical need for additional housing. The exclusion of our property undermines the ordinance's goal of expanding housing opportunities and must be rectified before the next reading of the legislation to ensure the integrity and effectiveness of the rezoning process.

I respectfully request **that all necessary steps** be taken to correct this oversight and include our property, Block 2724, Lot 004 (402 Dellbrook Ave), in the Family Zoning Ordinance. Please confirm receipt of this request and provide guidance on any further actions required to ensure our property is included in the rezoning.

Thank you for your prompt attention to this matter. I am available to discuss this further or provide additional documentation as needed.

Sincerely, James Keith

Managing Member, Midtown Lands
415-317-2039

From: Tricia Powell
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, October 23, 2025 10:36:19 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Tricia Powell
triciapowell@gmail.com
3270 21st St, 103
San Francisco, California 94110

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	BOS-Operations; Carroll, John (BOS); BOS Legislation, (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	406 Letters Regarding File Nos. 250700, 250701 and 250966
Date:	Wednesday, October 22, 2025 12:43:02 PM
Attachments:	406 Letters Regarding File Nos. 250700, 250701 and 250966.pdf

Hello,

Please see attached 406 letters regarding File Nos.:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan

Regards,

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

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

From: kaurmona35@everyactioncustom.com on behalf of Mona Kaur
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 22, 2025 1:09:33 AM

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

Dear Board of Supervisors,

Dear elected officials and planning committees,
As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Destroying one neighborhood to give to another is not community building.

Sincerely,
Mona Kaur
San Francisco, CA 94109

From: Carolina Pistone
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 8:52:21 AM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Carolina

Carolina Pistone
carolpistone2@gmail.com
1750 Mission Street
San Francisco, California 94103

From: Patrick Marks
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 9:03:04 AM

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Members of the Board of Supervisors,

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Sincerely, Patrick Marks

Patrick Marks
patrickjmarks@sbcglobal.net
4192 24th St
San Francisco, California 94114

From: Sarah Tang
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 22, 2025 9:20:19 AM

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Members of the Board of Supervisors,

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Sincerely,
Sarah

Sarah Tang
sarah.tang62@yahoo.com

San Francisco, California 94134

From: sharongadberry@everyactioncustom.com on behalf of Sharon Gadberry
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 22, 2025 10:10:43 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Sharon Gadberry
San Francisco, CA 94118

From: taylorjasper0@everyactioncustom.com on behalf of JASPER TAYLOR GAITHER
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 1:00:33 AM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
JASPER TAYLOR GAITHER
San Francisco, CA 94102

From: Molly Hayden
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 3:28:10 AM

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

Members of the Board of Supervisors,

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Sincerely,
Molly Hayden

Molly Hayden
molly.hayden@me.com
144a Scott St
San Francisco, California 94117

From: Christina Gonzalez
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 3:34:00 AM

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Members of the Board of Supervisors,

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Sincerely,
Christina Gonzalez

Christina Gonzalez
christygirl17@msn.com
150 Clinton Park
San Francisco, California 94103

From: sumnernicole@everyactioncustom.com on behalf of Nicole Sumner
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 3:41:20 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Nicole Sumner
San Francisco, CA 94112

From: Dennis Moninger
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 4:00:06 AM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Dennis Moninger
democratic1948@gmail.com
1330 bush apt 4k
S.f., California 94109

From: ccwalk5ege@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 4:11:44 AM

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Members of the Board of Supervisors,

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Sincerely,

ccwalk5ege@gmail.com
709 Frederick street
San Francisco , California 94117

From: jgburgess1936@everyactioncustom.com on behalf of Janet Burgess
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 5:12:52 AM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Janet Burgess
San Francisco, CA 94117

From: stephanieteelmusic@everyactioncustom.com on behalf of Stephanie Teel
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 6:00:31 AM

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Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):I can see tearing down the old Motel6 on Lincoln but where else?

Sincerely,
Stephanie Teel

From: Amy Rathbone
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 6:34:54 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Amy Rathbone

Amy Rathbone
amyrathbone@gmail.com
499 Alabama St. #112
San Francisco, California 94110

From: Kevin Eisenstaedt
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 6:58:30 AM

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Sincerely,

Kevin Eisenstaedt
kevinonroscoe@hotmail.com
350 Turk Street
SF, California 94102

From: PENNY SULLIVAN
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 7:15:35 AM

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I am in a wheelchair and must live near my daughter due to a stroke. I cannot find anything as it is. I live near my daughter and have for 5 yeas. Every year the rent goes up! What will happen to me?

Sincerely,
Penny Sullivan

PENNY SULLIVAN
prnnys479@gmail.com
965 Sutter #709
Sanfrancisco , 96081

From:	sfwendy@everyactioncustom.com on behalf of Wendy Portnuff
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Tuesday, October 21, 2025 7:18:55 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Wendy Portnuff
San Francisco, CA 94127

From:	alejandragoldstar@everyactioncustom.com on behalf of Alejandra Cisnero
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Tuesday, October 21, 2025 7:21:55 AM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Alejandra Cisnero
San Francisco, CA 94124

From: pugaykm@everyactioncustom.com on behalf of Karen Pugay
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 8:03:15 AM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Karen Pugay
San Francisco, CA 94121

From: Imme Staeffler
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:11:03 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Imme Staeffler
immestaeffler@gmail.com

San Francisco, California 94109

From: jacqueline jones
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:14:32 AM

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Sincerely,

jacqueline jones
jackiej2242@gmail.com
91 Blue Creek Overlook
Carbondale, Colorado 81623

From: Katarina Kauftheil
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:28:41 AM

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Members of the Board of Supervisors,

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Sincerely,

Katarina Kauftheil
kmkauftheil@gmail.com
620 Jones
San Francisco, California 94102

From: Gabriella Seatris
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:31:07 AM

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

Members of the Board of Supervisors,

San Francisco wouldn't be the creative, desirable place it is without affordable home and rent controlled units to protect artists, young entrepreneurs, small business owners, families and more from losing their homes.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Gabriella Seatris
gseatris@gmail.com
2843 geary blvd
San francisco , California 94118

From: Michael Faklis
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:34:03 AM

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Sincerely,

Michael Faklis
michael_faklis@thelonelliberal.ud

San Francisco, California 94111

From: Melanie Mandich
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:35:22 AM

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I am long-term renter and active volunteer in my City (NERT, DHIC). Displacement would force me to leave the City. I've rented my current apartment since 1982, have no living relatives and depend on my home for security. Having major XSF developers or hedge funds purchase buildings and convert them into condos is unconscionable. There are many more like me...and we all vote! Sincerely, Melanie Mandich

Melanie Mandich
mmandich@comcast.net
390 liberty street, Apt 7
San francisco, California 94114

From: Claudia Molina
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:39:34 AM

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Sincerely,

Claudia Molina
molinaclaudia21@gmail.com
439 Arlington Street
San Francisco, California 94131

From: betsy.eddy@everyactioncustom.com on behalf of Betsy Eddy
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 8:48:42 AM

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

Dear Board of Supervisors,

Mayor Lurie's Upzoning plan will lead to the destruction of many historic buildings and destroy the character of our neighborhoods so that developer's can make huge amounts of money.

Sincerely,
Betsy Eddy
San Francisco, CA 94131

From: sherrichard@everyactioncustom.com on behalf of Daniel ONEill
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 8:48:44 AM

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

Dear Board of Supervisors,

As a San Franciscan and living in the Cow Hollow neighborhood for the past 29 years and previously 35 years in the Richmond district, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. I was a builder of maximum 4-story apartments and proud to provide housing while keeping the neighborhoods in tact.

I am asking you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement.

Please listen to the people who live here and care about maintaining the homes and small businesses.

Sincerely,
Daniel ONEill
San Francisco, CA 94123

From: Rita Pisciotta
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:48:53 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Rita Pisciotta
rbinsf@earthlink.net
2048 Stockton st
san francisco, California 94133-2026

From: sherrichard61@everyactioncustom.com on behalf of Sherrie Richard
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 8:56:19 AM

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

Dear Board of Supervisors,

I live in Cow Hollow. I am an owner of 2 rental cindos here. I care about the quality of life my rental units provide and the income it affords me to be retired and living in this great.neighborhood!

I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

Please listen to the people who live in these neighborhoods and have small businesses NOT to someone in an office in City Hall looking at pieces of PAPER!!

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement.

We are real! The paper in the desks of these planners are not real!

Sincerely,
Sherrie Richard
San Francisco, CA 94123

From: Fiona Thao
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 8:58:21 AM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Fiona Thao
fionathao823@gmail.com
895 Pacific Ave
San Francisco, California 94133

From: neyce@everyactioncustom.com on behalf of Janeyce Ouellette
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 9:46:16 AM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Janeyce Ouellette

From: Jane van Hoven
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 9:54:58 AM

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

Members of the Board of Supervisors,

Real San Franciscans, we who love this city and call it home, are sick of what's been happening to our city. We're sick of seeing our friends and neighbors forced to move and feeling that pressure ourselves while our neighborhoods lose what makes them our neighborhoods. This is a time to take a stand and protect Ssn Francisco.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening

– the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Jane van Hoven
darkrainbowkittens@gmail.com
1233 California St, Apt 312
San Francisco, California 94109

From: bestevenson1@everyactioncustom.com on behalf of Bonnie Stevenson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 10:14:37 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Bonnie Stevenson
San Francisco, CA 94123

From: Sarah Bouldin
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 10:51:10 AM

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Members of the Board of Supervisors,

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There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Sarah Bouldin

Sarah Bouldin
sbouldin@rainbow.coop
39 Lapidge St
San Francisco , California 94110

From: Maggie Shiple
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 10:52:36 AM

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Members of the Board of Supervisors,

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Sincerely,

Maggie Shiple
maggieshiple@gmail.com
1298 Funston Ave, Apt 2
San Francisco , California 94122

From: Evette Mercado
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 11:18:34 AM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely, Evette Mercado

Evette Mercado
evettem26@gmail.com
801 Sutter St. 108
San Francisco , California 94109

From: steve.t@everyactioncustom.com on behalf of Steve Taormina
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 11:40:22 AM

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

Dear Board of Supervisors,

As a small business owner for 23 years in San Francisco. I strongly oppose Mayor Lurie's plan, Dont sellout the city to with the demolition of existing homes, displacement of renters and small businesses, by transforming our neighborhoods into unaffordable luxury high-rise corridors.

Keep the city clean and not more expensive to live in.

Steve

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS

As a small business owner for 23 years in San Francisco. I strongly oppose Mayor Lurie's plan, Dont sellout the city to with the demolition of existing homes, displacement of renters and small businesses, by transforming our neighborhoods into unaffordable luxury high-rise corridors.

Keep the city clean and not more expensive to live in.

Steve

Sincerely,
Steve Taormina
San Francisco, CA 94127

From: Heather Black
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 12:18:17 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Heather Black
heathermoonblack@gmail.com
526 Taraval St
San Francisco, California 94116-2510

From: Douglas Freelon
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 12:36:41 PM

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Members of the Board of Supervisors,

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Sincerely,

Douglas Freelon
dn.freelon13@gmail.com
1629 Golden Gate Ave
San Francisco, California 94115

From: Abigail Alderson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 1:12:14 PM

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Sincerely,

Abigail Alderson
abagaillalderson@mac.com
1864 48Th Avenue , 4
San Francisco, California 94122

From: Erin Antunez
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 1:48:17 PM

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Members of the Board of Supervisors,

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Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
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Sincerely,

Erin Antunez
antunezacupuncture@gmail.com
5 Chilton ave
San Francisco , California 94131

From: Marc Bruno
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 1:48:26 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Marc Bruno
marcabruno2025@gmail.com
15 Nobles Alley, Apt. 3
San Francisco, California 94133

From: Jeremi Rebecca Hanson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 1:49:28 PM

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Sincerely,

Jeremi Rebecca Hanson
jeremihanson@gmail.com
3460 16th st, Apt. 2
San Francisco, California 94114

From: Aaron Hopkins
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 2:09:26 PM

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Sincerely,

Aaron Hopkins
Ahopkins425@me.com
851 34th Ave
San Francisco, 94121

From: Virginia Barker
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 3:47:10 PM

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Sincerely,

Virginia Barker
v.barker@att.net
200 Alhambra St #17
San Francisco, California 94123

From:	juithrydell@everyactioncustom.com on behalf of Judith Rydell
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Tuesday, October 21, 2025 4:14:32 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS I love my neighborhood and purchased a home in this area for a safe peaceful place to live. We are mostly single family homes and some units. It is not congested and I am able to park on my block when I return home. The value of the homes in this area will drop if it turns into a congested area and with no parking. I am an elderly person who would find it difficult if I had to walk up this hill. PLEASE LEAVE OUR AREA AS IS. Thank you.

Sincerely,
Judith Rydell
San Francisco, CA 94114

From: chue33333@everyactioncustom.com on behalf of ed chu
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 4:28:14 PM

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ADDITIONAL COMMENTS (optional): There are many members of our church who live all over San Francisco, many could use affordable housing. Your upzoning map would disrupt much needed housing for those who need affordable housing. Please keep those people in need when you make your plans. Please keep ALL San Franciscans in mind in your planning.

Sincerely,
ed chu
San Francisco, CA 94131

From: mesa797@everyactioncustom.com on behalf of Douglas Gower
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 5:35:03 PM

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Dear Board of Supervisors,

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These are the types of rushed changes that have been suggested and in some cases implemented in the past that are either regrettable in their implementation, or thankfully never realized. We don't need a city of stalled projects and vacant lots serving no positive use.

Sincerely,
Douglas Gower
San Francisco, CA 94107

From: Ginger Hamilton
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 5:48:49 PM

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Members of the Board of Supervisors,

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I am a stage 4 cancer patient who has been fighting my landlord of 27 years to not evict me.

I'm currently in treatment and can not afford to move. I need to remain in San Francisco to continue my medical treatment. My life depends on renter's right for affordable housing to maintain my housing and chemotherapy treatment. Please help long time residents such as myself to have affordable housing.

Sincerely,
Ginger Hamilton

Ginger Hamilton
gingerhami@earthlink.net
270 Pennsylvania Ave
San Francisco, California 94107

From: jdemeza@yahoo.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, October 21, 2025 7:50:25 PM

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Sincerely,

jdemeza@yahoo.com
160 EDDY STREET
SAN FRANCISCO, California 94102

From: pwchu99@everyactioncustom.com on behalf of Patricia Chu
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 8:53:16 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENT: I live near West Portal and it is perfect the way it is. Don't change something that works and isn't broken. Don't make the it harder for the middle class to live in this city where I was born and raised.

Sincerely,
Patricia Chu
San Francisco, CA 94127

From: v.barker@everyactioncustom.com on behalf of Virginia Barker
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, October 21, 2025 10:12:02 PM

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ADDITIONAL COMMENTS (optional):

And this is a betrayal of your duty to work in the best interests of your constituents.

Sincerely,
Virginia Barker
San Francisco, CA 94123

From:	ruthwwenzel@everyactioncustom.com on behalf of Ruth W. Wenzel
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 6:01:36 PM

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ADDITIONAL COMMENTS (optional): We still need homes & jobs for the people already here! Don't take small businesses & the homes of those who work in these places!

Sincerely,
Ruth W. Wenzel
San Francisco, CA 94117

From: LaNiesha Pedroza
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:02:52 PM

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Sincerely,

LaNiesha Pedroza
laniesha@icloud.com
1808 Fulton St, Apt 7
San Francisco, California 94117

From: McKenzie Campagna
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:02:55 PM

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Sincerely,

McKenzie Campagna
renkiyo7@gmail.com
350 Arballo Dr. Apt 9F
San Francisco, California 94132

From: Melanie Dorson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:03:21 PM

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There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
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Sincerely,

Melanie Dorson
melanie.dorson@gmail.com
4930 Fulton St. #204
San Francisco, California 94121

From: Catherine Starr
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:04:01 PM

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Members of the Board of Supervisors,

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Sincerely,
Catherine Starr

Catherine Starr
cstarr2017@gmail.com
711 Elizabeth St
San Francisco, California 94114

From: Kristin Gifford
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:04:46 PM

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Sincerely,

Kristin Gifford
kristingifford@gmail.com
434 8th ave apt 1
San Francisco , California 94118

From: Jennifer Mayugba
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:05:00 PM

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Sincerely,

Jennifer Mayugba
mugbug48@gmail.com
1278 Market St
San Francisco, California 94102-4801

From: Leah Hammond
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:05:19 PM

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So many of my colleagues, friends, and neighbors have been priced out of the city. For many people, rent controlled housing is the only reason they are able to stay in the city that has been their home for decades. Please protect rent controlled housing and the people who rely on it.

Sincerely,
Leah Hammond, District 10

Leah Hammond
leaheve@indra.com

San Francisco, California 94110

From: Elise Fischer-Colbrie
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:06:57 PM

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Sincerely,

Elise Fischer-Colbrie
elise.fischercolbrie@gmail.com
1260 broadway
San francisco, California 94109

From: Carolyn Link
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:08:28 PM

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

Members of the Board of Supervisors,

I write to you as a concerned San Francisco renter. Born and raised here, i always hoped to own a home but that is not possible and i can thankfully still afford to love here thanks to rent control. If the goal of upzoning is to make housing more affordable and more plentiful then existing tenants MUST be protected. Otherwise we risk displacing thousands of renters, only to end up with empty luxury apartments that existing renters can't afford, or worse, studio "tech dorms" without actually. Without strong protections for existing tenants, this easily becomes a handout to developers while making the affordability crisis worse.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Carolyn Link
link.carolyn@gmail.com
735 11th ave, #3
SF, California 94118

From:	janice.bressler@everyactioncustom.com on behalf of Janice Bressler
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 6:12:39 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Janice Bressler
San Francisco, CA 94121

From: Heather Dalrymple
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:13:00 PM

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Sincerely,

Heather Dalrymple
hcdalrymple55@gmail.com
2153 Sacramento St, #9
San Francisco, California 94109

From: elizabeth morello
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:14:13 PM

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Sincerely,

elizabeth morello
selizabethmorello@yahoo.com
green street
san francisco, California 94133

From: Christy Vong
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:14:25 PM

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Sincerely,

Christy Vong
vong.christy@gmail.com
268 25th Ave
San Francisco, California 94121

From: Lenaya Kimball
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:15:39 PM

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Sincerely,

Lenaya Kimball

Lenaya Kimball
lpongan@yahoo.com
2053 Sutter St, Apt 101
San Francisco, California 94115

From: Robert Hall
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:15:47 PM

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Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Robert Hall
bilgepump100@sbcglobal.net

San Francisco, California 94117

From:	foxja24@everyactioncustom.com on behalf of Judith Fox
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 6:16:01 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

This is not what our city needs- affordable housing is a critical unmet need.
ADDITIONAL COMMENTS (optional):

Sincerely,
Judith Fox
San Francisco, CA 94115

From: Devra Edelman
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:16:40 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Devra Edelman
devraimma1@gmail.com
200 Brannan St. #240
San Francisco, California 94107

From: Kathleen Tilt
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:17:01 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Kathleen Tilt
kathleentilt@icloud.com
2261, Market Street # 145
San Francisco, California 94114

From: Mary Menees
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:19:24 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

Please protect tenants like me who have rent control and are over sixty. I've worked in non profits and for SF State my whole career never being able to buy a home. Please don't displace tenants like me. I've been here since 1985 and a tenant in my place for 35 years.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Mary Menees

Mary Menees
marymenees@gmail.com
5132 Geary Blvd, APT 3
San Francisco, California 94118

From:	clarewafelbakker@everyactioncustom.com on behalf of Clare Wafelbaker
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 6:21:36 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

I live in the Outer Sunset district, I go to yoga in the Richmond area, eat out in the Marina frequently and have been a SF resident for the last 10 years. These plans will have a detrimental impact to the residents and small business owners that live and run their business in these iconic San Francisco neighborhoods. It is your responsibility to see that this does not happen. Thank you for reading.

Sincerely,
Clare Wafelbaker
San Francisco, CA 94122

From: Heather Weeks Sampior
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:21:39 PM

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Members of the Board of Supervisors,

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There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,
Heather Weeks Sampior
40+ year S.F. Renter

Heather Weeks Sampior
hkweeks@gmail.com
2050 29th Avenue
San Francisco, California 94116

From: thanehale@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:21:42 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,
Nathaniel Hale

thanehale@gmail.com
819 Judah St
San Francisco, California 94122

From: Anne morse
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:21:53 PM

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Members of the Board of Supervisors,

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There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Anne morse
morsemedia@att.net
1462 union st
san Francisco , California 94109

From: diannrose@everyactioncustom.com on behalf of Diann Rose
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 6:22:14 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transforms our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Request a postponement of the arbitrary January 2026 upzoning deadline so we have time to better understand the impact of the plan
- Host town halls in the affected areas to answer questions and inform the public
- Scale back the Mayor’s upzoning maps if necessary to be sure the plan meets the city’s needs

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans potentially clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. We need to be certain that these decisions are not taken lightly and rushed through.

We need to be thorough. The City deserves this!

Sincerely,
Diann Rose
San Francisco, CA 94109

From: Nora Scally
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:23:32 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
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Sincerely,

Nora Scally
norascally@gmail.com
2515 Clement St, 1
San Francisco, California 94121

From:	timinsf@everyactioncustom.com on behalf of Timothy Kirsch
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 6:24:20 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Timothy Kirsch
San Francisco, CA 94127

From: Krystal Mandel
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:25:59 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Krystal Mandel
pinonkrystal@yahoo.com

San Francisco, California 94121

From: Gregg Zywicke
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:26:34 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Gregg Zywicke
chloethewonderdog@hotmail.com
478 Warren
Sean Francisco, California 94131

From: Helen Gilbert
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:32:32 PM

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Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Helen

Helen Gilbert
hgmelon@gmail.com
1207 32nd Ave
San Francisco , California 94122

From: Austin Willacy
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:35:36 PM

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

Members of the Board of Supervisors,

The disenfranchisement needs to stop here, now.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
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than ever!

Sincerely,

Austin Willacy
akw@well.com
3240 King Street
Berkeley, California 94703-2448

From: salenaart@everyactioncustom.com on behalf of Alessandra Valentini
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 6:36:38 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): don't sell your soul and the soul of the city to those corporate scums. Have the decency to slow down the taking over of humanity. AI will fall and the bubble burst. No need to run for the cliff too fast. Keep it human

Sincerely,
Alessandra Valentini
San Francisco, CA 94110

From: Sarah Mitrani
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:39:02 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Sarah Mitrani
smmitrani@gmail.com
20 El Sereno Ct., San Francisco CA 94127
San Francisco, California 94127

From: Megan Schneider
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:42:11 PM

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

Members of the Board of Supervisors,

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Sincerely,

Megan Schneider
meganjoyschneider@gmail.com
4646 Geary Blvd, apt 2
san francisco, California 94118

From: Sirinada Chanthachaiwat
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:43:03 PM

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Sincerely,

Sirinada Chanthachaiwat
sirinada1@outlook.co.th

Berkeley, California 94703

From: Karen Langland
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:48:30 PM

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

Members of the Board of Supervisors,

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Please stop turning our city into a playground for the rich !!!

Sincerely,
Karen Langland

Karen Langland
klangland@earthlink.net
243 4th Ave
San Francisco, California 94118

From: Tiffany Pfeiffer
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:50:42 PM

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

Members of the Board of Supervisors,

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Sincerely,

Tiffany Pfeiffer
tiffany.pfeiffer@gmail.com
1650 47th Ave
San Francisco, California 94122

From: leejohnj.lee@everyactioncustom.com on behalf of John Lee
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 6:51:40 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
John Lee
San Francisco, CA 94127

From:	mspunkie47@everyactioncustom.com on behalf of Latishia Bess
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 6:52:06 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Latishia Bess
Emeryville, CA 94608

From: Elizabeth Loomis
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:52:46 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Please don’t ignore the needs of the common folk in San Francisco. We are what make this city so diverse and wonderful,

Sincerely,

Elizabeth Loomis

Elizabeth Loomis
iamapumpkin77@gmail.com

San Francisco, California 94121

From: Alexis Lecach
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:54:14 PM

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Members of the Board of Supervisors,

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Sincerely,

Alexis Lecach
ajl.diamond@gmail.com

San Francisco, California 94114

From: Raymond Cachia
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:56:13 PM

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Members of the Board of Supervisors,

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All Rent Controlled Housing Must Be Carved Out Of Mayor's Plan

Sincerely,

Raymond Cachia
rcachiao1@gmail.com
1711 Washington Street
San Francisco, California 94109

From: Gina Hall
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 6:56:35 PM

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Sincerely,

Gina Hall
ginahallg@gmail.com
584 Castro St Apt 325
San Francisco, California 94114

From: Edward Rittenhouse
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:02:35 PM

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Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Ed Rittenhouse

Edward Rittenhouse
Epr928@gmail.com
1105 Bush Street, APT 106
San Francisco, California 94109

From: K Harrar
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:08:10 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.

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Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening

– the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
K Harrar

K Harrar
errigaleire@yahoo.com

San Francisco, California 94122

From: Courtney Veraldi
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:09:53 PM

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Sincerely,

Courtney Veraldi
courtneyveraldi@gmail.com
776 bush street
San francisco, California 94108

From:	swf1@everyactioncustom.com on behalf of Steve Fukuda
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 7:11:14 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Steve Fukuda
San Francisco, CA 94132

From: Jennifer Locke
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:12:45 PM

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Members of the Board of Supervisors,

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Sincerely,
Jennifer Locke

Jennifer Locke
jennifer.locke@sbcglobal.net
740 35TH AVE
SAN FRANCISCO, California 94121

From:	gford212@everyactioncustom.com on behalf of Greg Blackford
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 7:14:40 PM

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Dear Board of Supervisors,

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We call on you to:

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Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Greg Blackford
San Francisco, CA 94121

From: Allegra Kelly
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:16:39 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need. As a rent control family it is disgraceful that you are trying to displace us more.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,
Allegra Kelly

Allegra Kelly
allegradeva@gmail.com

San Francisco, California 94117

From: Dale Riva
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:23:30 PM

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Members of the Board of Supervisors,

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Sincerely,

Dale Riva
daleriva@gmail.com
1001 Franklin 13-A
San Francisco, California 94109

From: bascomassociates@everyactioncustom.com on behalf of H Doris Su
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 7:27:39 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
H Doris Su
San Francisco, CA 94132

From: Stephanie Sherman
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:36:30 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Stephanie Sherman
stephaniesherma@gmail.com
25 Sharon st
Sf, California 94114

From: Olivia VanDamme
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:44:16 PM

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

Members of the Board of Supervisors,

I have been a renter in San Francisco for 8 years in the Outer Sunset and I greatly appreciate my landlord's affordable pricing on our unit and the rent-control that does not allow for a drastic increase in my rent. As a non-profit worker working at small non-profits and in a local museum in Golden Gate Park. My wages at these non-profits would not be able to afford rising costs of rent happening now or for proposed new market rate units. As other friends who are non-profit workers, coaches, educators all pouring into the future generations education and out of school time activities, we deserve affordable housing.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Olivia VanDamme
oliviavandamme14@gmail.com
189 Country Club Dr
San Francisco, California 94132

From: Robin Dekkers
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:45:44 PM

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Sincerely,
Robin

Robin Dekkers
radekkers@gmail.com
144 Grattan St Apt 3
San Francisco, California 94117

From: Banafsheh Jalali
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:48:50 PM

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Sincerely,

Banafsheh Jalali
banafsheh.jalali@gmail.com

San Francisco, California 94123

From: Maleeha Iftekhar
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 7:50:32 PM

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Rent control was the only reason my family could live in SF. We were bought out and have to leave in November; and I will never be able to live in the place I grew up again.

Sincerely,
Maleeha

Maleeha Iftekhar
maleehaiftekhar@bennington.edu
751 48th Avenue
San Francisco, California 94121

From: John Hronowski
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:04:37 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
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Sincerely,

John Hronowski
johnhronowski@mac.com
1539 Clay Street Apt 12
San Francisco, California 94109

From: Amy Perrone
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:11:10 PM

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

Members of the Board of Supervisors,

The city is already unaffordable. I've seen the fabric of the city change as musicians, artists, teachers and members of our community have been pushed out because of tech. It's been so sad to see the change from 'anybody can live here in some part of the city' to good luck finding anywhere to live that's affordable. That's no longer the case.We need more affordable options and affecting rent controlled units is not going to help.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Amy (rent controlled apartment dweller)

Amy Perrone
amy_m_perrone@yahoo.com
2942 Franklin St
San Francisco , California 94123

From: Kamala Oldham
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:12:27 PM

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Members of the Board of Supervisors,

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Sincerely,
Kamala Oldham
[Humble renter in Sunset & broke college student]

Kamala Oldham
kamalaoldham@gmail.com
3131 Quintara St
San Francisco, California 94116

From: Philippa Colborne
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:15:05 PM

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Members of the Board of Supervisors,

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Sincerely,

Philippa Colborne
cal94111@gmail.com
405 Davis Court apt 407
San Francisco, Ca 94111

From: Jeannine Zenti
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:16:39 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse. I absolutely disapprove of destroying existing rent controlled housing to build new units. Despite the promises, these are never affordable. We must preserve older structures and update them as necessary. Get creative! Developer driven housing solutions are a disaster. This should be obvious by now.

Sincerely,
Jeannine Zenti

Jeannine Zenti
jzenti@hotmail.com
1319 Florida
San Francisco , California 94110

From: Eckhart Beatty
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:16:39 PM

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

Members of the Board of Supervisors,

Dear Supervisor Chan,
The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Eckhart Beatty

Eckhart Beatty
eckhart.c.beatty@gmail.com
110 6th Ave. San Francisco, CA 94118, Apt 3
San Francisco, California 94118

From: lorrainebustamante2@everyactioncustom.com on behalf of Lorraine Bustamante
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 8:29:13 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
I am a native San Franciscan and I have seen the many changes to our city that have negatively impacted our communities.
Why don't you consider consulting our community residents and hear what we have to say—and give us an opportunity to speak not in the middle of the day when we're working; And not just one or two times give us a chance to survive this imposition. Please don't behave like Trump is behaving — where it's obvious he doesn't care about us regular hard-working people. Please reconsider.

Sincerely,
Lorraine Bustamante
San Francisco, CA 94112

From: Mahara Espinoza
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:36:24 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Mahara Espinoza
maharae@yahoo.com
2210 Stockton St
San Francisco, California 94133

From: erikatargaryen@everyactioncustom.com on behalf of Erika Tomlinson
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 8:41:53 PM

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

Dear Board of Supervisors,

As a small business owner, Franciscan, and 4th generation Californian, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- DRASTICALLY scale back the Mayor's upzoning maps
- Request a POSTPONEMENT of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Billionaire developers will never create homes for San Franciscans. I love this city and do not wish it to become another New York or LA. I want it to prosper, but not at the expense of its unique culture and undeniable beauty which are comprised of the multicultural and dynamic residents and striking land and architecture. Embrace what smaller cities like Boston have learned - build 4- story, 10-20 unit buildings with mixed size units, small businesses on the bottom floor, and a residential feel.

Sincerely,
Erika Tomlinson

From: Caroline Ayres
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:46:50 PM

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Members of the Board of Supervisors,

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Sincerely,

Caroline Ayres
carolineayres6@gmail.com
87 Dolores Street , APT 105
San Francisco , California 94103

From: Darlene Roberts
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 8:50:57 PM

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Members of the Board of Supervisors,

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Sincerely,

Darlene Roberts
drob3438@gmail.com
555 Pierce Street
San Francisco, California 94117

From: Ildiko Polony
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 9:01:46 PM

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Sincerely,

Ildiko Polony
ildiko.polony@gamil.com
1322 4th ave apt 4
San Francisco, California 94122

From: Chris Moore
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 9:17:21 PM

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Sincerely,
Chris Moore

Chris Moore
we3sf@sbcglobal.net
1255 Taylor St, Apt 6
San Francisco, California 94108

From: Rozanna Dyan Garza
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 9:17:34 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Rozanna Dyan Garza
dyangarza60@gmail.com
855 Waller St. apt 5
San Francisco, California 94117

From: Mary Martin
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 9:19:04 PM

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Sincerely,

Mary Martin
foreleg.annular.7d@icloud.com
159 Hearst Ave
San Francisco, California 94131

From: Elaine Walker
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 9:25:06 PM

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Members of the Board of Supervisors,

Dear Supervisors,

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than ever!

Sincerely,

Elaine Walker (born and raised and still living and renting and teaching and being a therapist to SF - still barely affording it here)

Elaine Walker
eeewalker@gmail.com
273 Filbert St
San Francisco, California 94133

From: leon_goncharov@everyactioncustom.com on behalf of Leonid Goncharov
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 9:30:13 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Leonid Goncharov
San Francisco, CA 94121

From: Sheryl Leaf
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 9:37:12 PM

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Sincerely,

Sheryl Leaf
leaflet7@yahoo.com
1395 Golden Gate Ave
San Francisco, California 94115

From:	nyeta@everyactioncustom.com on behalf of Richard Charney
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 9:42:07 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Richard Charney
San Francisco, CA 94127

From: Tamila Wong
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 9:48:51 PM

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Members of the Board of Supervisors,

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Sincerely,

Tamila Wong
tamilawong@yahoo.com
106 Byxbee St
San Francisco , California 94132

From: Mohua Ibrahim
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 10:12:02 PM

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Sincerely,

Mohua Ibrahim
tarot-warble-06@icloud.com
680 Mission Street, #27K
San Francisco, California 94105

From: toluene_gigabit.5l@everyactioncustom.com on behalf of Melinda Costello
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:19:23 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Melinda Costello
San Francisco, CA 94116

From: Sam Khozindar
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 10:48:15 PM

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Members of the Board of Supervisors,

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Sincerely,

Sam Khozindar
samkhozindar@yahoo.com
2697mission street
San Francisco , California 94110

From: jeanine.l.mahl@everyactioncustom.com on behalf of Jeanine Laman Mahl
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:53:15 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS. Upzoning will result in more cars, congestion, & put unacceptable pressure on schools, emergency services, etc. Upzoning will change the character of the neighborhoods. I'm 81 years old and have lived in SF since I was a year old. I have seen it go from always being able to park in front of the house that a normal, working class family could afford to buy, to families being taxed out of their homes (my parents) and to a place where parking is getting harder and harder. It has become a place too expensive for working class families (And I don't mean tech folks) to rent let alone buy. The zoo, the Academy of Sciences, the deYoung, the Tea Garden, etc., were all free. Now they are out of reach for many families. Upzoning will make the affordability crisis worse. Stop trying to change the character of our single family neighborhoods! We don't need more people, cars, traffic, and competition for parking. STOP UPZONING.

Sincerely,
Jeanine Laman Mahl
San Francisco, CA 94122

From: Oksana Clem
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:56:39 PM

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Sincerely,

Oksana Clem
oksanakc01@gmail.com
1275 Buchanan St Apt 4
San Francisco, California 94115

From: Geoffrey McNally
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:56:45 PM

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This is a personal issue for me. I've lived in a rent controlled apartment for the past 19 years. Without rent control I would have to leave my beloved city. Please support rent control!

Sincerely,
Geoffrey McNally

Geoffrey McNally
glmcnally@hotmail.com
1700 Broadway Apt 301
San Francisco , California 94109

From: Judith Stein
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:59:17 PM

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I urge you to not destroy rent control in this beautiful city of ours. Plans for high-rises in the Richmond and other districts will destroy the neighborhood qualities of these areas. Working class people will be priced out of being able to live in the city. This will affect all the businesses in the city. I urge you to not destroy rent control.

Sincerely,

Judith Stein
judithastein@gmail.com
46 Arlington
San Francisco , California 94131

From: Laura Kerimova
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:59:33 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Laura Kerimova
laurasimone6@gmail.com
1275 Buchanan St Apt 4
San Francisco, California 94115

From: Stephen Torres
To: Carroll, John (BOS)
Cc: Board of Supervisors (BOS)
Subject: 2025.10.20 Letter Re: Family Zoning Plan
Date: Monday, October 20, 2025 5:55:49 PM
Attachments: 2025.10.20%20Letter%20to%20Land%20Use%20&%20Transportation%20Re-%20Family%20Zoni.pdf

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

Dear Clerk Carroll,

Please see attached my comments from today's hearing.

Thanks so much,

Stephen Torres

Stephen Torres
Mission-Bernal
San Francisco, California

October 20, 2025

The Land Use & Transportation Committee of the San Francisco Board of Supervisors
City Hall, Room 250
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Chairperson Melgar and Committee Members,

Before you is the disingenuously named *Family Zoning Plan.* The name is disingenuous because, as countless public testimonies and data have detailed, this plan does nothing to actually ensure housing for families. It does little but ensure that developers can now access thousands of residential and commercial parcels with almost no regulation and property owners can sell their property for several times its current value. It is also likely to make thousands of San Franciscans homeless, hundreds of small businesses close, and irrevocably change our city all without adequate funding or infrastructure in the face of serious challenges ranging from transportation to natural disasters to climate change.

Chairperson Melgar, Supervisors Chan, Chen and other supervisors have introduced amendments to mitigate the egregious impacts of this plan, such as the loss of rent controlled housing. I appreciate this work and encourage this committee to pursue those that which ensures that the total of all existing housing stock is protected from demolition, that small businesses are preserved, & that our neighbourhoods and city are preserved, even it requires sending this legislation back.

One recurring claim is that nothing can be done as our elected representatives in Sacramento are holding a gun to our heads with punitive measures and defunding as threats against San Franciscans. I caution against this messaging as it may signal unintended complicity and lack of fortitude. If our local leaders claim to be powerless to stop this kind of deregulation and removal of protections for the people of San Francisco, what can we expect as even more edicts imperiling San Franciscans are handed down from Sacramento or even Washington? To dismiss this, and imply that housing deregulation is hardly the same as the other ways in which San Francisco is being endangered , I would ask that our leaders consider what it is like to be evicted, to be an elder who will die on the street, to have a family business close and lose one's livelihood, or to be displaced from your generational community. The silencing and removal of our City's most vulnerable have historically come in many forms.

To imply that compliance with law, srate or otherwise, regardless of how it targets our most vulnerable sets a dangerous precedent. I implore us to use the same bravery and conviction we do when we decry other bullying and threats made toward San Francisco and apply it to the

legislative coercion being employed by leadership in Sacramento, people who purport to represent us just as you do.

Sincerely,

Stephen Torres
District 8 & 9 Worker
District 9 Resident

From: Elma Caplin
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:59:31 PM

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Members of the Board of Supervisors,

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Sincerely,

Elma Caplin
elmacaplin@gmail.com
101 Polk Street Apt 1111, San Francisco CA 94102
San Francisco, California 94102

From: Laura Booth
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:00:14 PM

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Sincerely,
Laura Booth

Renter in the Richmond district

Laura Booth
laurasbooth@gmail.com
1900 Cabrillo St., Apt. 2
San Francisco, California 94121

From: Lauren Carara
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:00:26 PM

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Sincerely,

Lauren Carara
lcarara@gmail.com
486 Funston Ave, Apt 3
San Francisco, California 94118

From: Cassondra Curiel
To: BOS-Supervisors
Subject: Amend Lurie's Redevelopment Plan Significantly - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:01:02 PM

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Members of the Board of Supervisors,

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Sincerely,

Cassondra Curiel
ccuriel@uesf.org
87 Grand View Ave.
San Francisco, California 94114

From: Lauren Mogannam
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:02:06 PM

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Sincerely,

Lauren Mogannam
lmogannam@gmail.com
1535 Taraval St, 401
San Francisco, California 94116

From: Luz Mery Betancur Londoño
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:03:29 PM

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Sincerely,

Luz Mery Betancur Londoño
betancur1216@icloud.com
474 Natoma 6 street # 207
San Francisco cal , California 94103

From: melissa boyd
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:03:44 PM

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Sincerely, Melissa Boyd

melissa boyd
girlwhocandoboth@gmail.com
1538 42nd avenue
San Francisco, California 94122

From: Chagua Camacho-Olguín
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:03:52 PM

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Sincerely,

Chagua Camacho-Olguín
chaguis68@gmail.com
182 Granville Way
Sanfrancisco, California 94127

From: Stephen Albair
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:04:15 PM

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Sincerely,

Stephen Albair
stephenalbair@gmail.com
150 Page St. #47 Unit #47
San Francisco, California 94102-5837

From: mir49@everyactioncustom.com on behalf of Miranda Claggette
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 5:04:24 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): My family has been living in San Francisco for five generations in the same house since the 1930s. I live on Dewey Boulevard and own another property on Connecticut. If this proposition passes, developers will be able to build an 80 foot high, four story building next-door to my home. As stated above, I am opposed to this plan as it will affect my family in unfavorable ways.

Sincerely,
Miranda Claggette
San Francisco, CA 94116

From: Kirill Mogilev
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:04:33 PM

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

Members of the Board of Supervisors,

Subject: Amend or Reject Blanket Upzoning – Protect Renters and Real Affordability

Dear Members of the Board of Supervisors and Planning Commission,

As the 150 Font Blvd Tenant Association, we represent renters living in one of San Francisco's largest multifamily communities. We are deeply concerned that the Mayor's blanket upzoning proposal will worsen, not solve, the housing crisis by displacing existing renters and encouraging luxury development over affordable homes.

San Francisco's rental market is already at a breaking point — available homes for working people are nearly nonexistent. Without meaningful protections, upzoning will accelerate the loss of rent-controlled housing and push long-term tenants out of the city.

We urge you to adopt amendments that:
Exclude all rent-controlled homes from upzoning.
Require at least 50 % affordable housing on large opportunity parcels.
Raise inclusionary requirements to 20 % on-site BMR.
Protect small and legacy businesses from displacement.
Guarantee local prevailing wages for construction workers.

San Francisco cannot rely on speculative private markets to create affordability. The City must take leadership in protecting renters and ensuring that new housing serves those who already live and work here.

Sincerely,
150 Font Blvd Tenant Association
(With support from WSTA, TANC, and allied community partners)

Kirill Mogilev
kirill.mogilev@gmail.com
150 Font Blvd, 10-L
San Francisco, California 94132

From: Maggie Rummel
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:04:43 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Maggie Rummel
Maggierummel@mac.com

San Francisco, California 94118

From: kelly.l.krause@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:04:45 PM

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Sincerely,

kelly.l.krause@gmail.com
522 Hyde Street
San Francisco, California 94109

From: Jamie Pearlstein
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:05:06 PM

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Members of the Board of Supervisors,

I have rented in SF for about 15 years. I work, volunteer, and donate time and resources in SF. Please don't make me or other rent controlled residents lose our homes. Put yourself in our shoes.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Jamie Pearlstein
jhpearlstein@hotmail.com
Diamond St #7
San Francisco, California 94114

From: capozzialex@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:06:40 PM

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Sincerely,

capozzialex@gmail.com
4150 Cesar Chavez , Apt 3
San Francisco , California 94131

From: Shanti Zinzi
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:07:56 PM

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Sincerely,

Shanti Zinzi
thenatureofthebeast@yahoo.com
Park st
Sf, California 94110

From: Erika Frick
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:08:15 PM

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

Members of the Board of Supervisors,

Dear Supervisors,

As a 25-year resident of Nob Hill, I implore you to take action to stop the reckless building of housing that jeopardizes rent controlled tenants and fails to meet the needs of San Francisco citizens.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis. Without significant amendments, it will make the crisis worse by displacing renters and small businesses and prioritizing luxury development over the affordable housing our communities actually need.

There is a better path forward. We can meet state housing requirements without displacing people and ensure that new housing is truly affordable to San Franciscans. As a voting constituent, I urge you to include the following priorities in any upzoning plan:

1. Protect all rent-controlled housing.
The proposal must explicitly carve out ALL of the city's 100,000 rent-controlled homes, which house over 200,000 residents. These homes are the backbone of San Francisco's affordability and must not be upzoned or put at risk. Our local Housing Element prioritizes preserving existing affordable housing, and that commitment must be upheld.

2. Require more affordable housing in all new development.
We must increase affordability requirements, not reduce them. Proposals to swap below-market-rate (BMR) units for market-rate ones should be rejected. Inclusionary zoning should be strengthened to require at least 20 percent affordable units on-site. On large opportunity parcels, at least 50 percent of new housing should be affordable, through the creation of an Affordable Housing Special Use District (SUD).

3. Phase in new development based on actual need.
New condos and market-rate housing should be introduced gradually, with regular review to ensure they match community needs. Large-scale construction of luxury units without affordability guarantees will only accelerate gentrification and displacement.

4. Protect small businesses.
Preserve San Francisco's certified Legacy Businesses and prohibit their demolition. Developers should be required to provide relocation assistance starting at $150,000, along with turn-key "warm shell" improvements for displaced small businesses.

5. Defend the public waterfront and other legacy areas
Public access and environmental protections must remain in place. Do not support efforts to privatize or develop our protected coastal waterfront.

6. Stop with the out of sync high rises
Do not approve height restrictions that will ruin our legacy neighborhoods from Nob Hill to Fisherman's Wharf to Telegraph Hill to Chinatown. There is no market for these expensive condos and no reason to ruin the beauty of our City.

Our neighborhoods and small businesses cannot afford more displacement. We need development that supports the people who already live here. I urge you to show bold leadership and protect the future of a diverse and affordable San Francisco.

Sincerely,
Erika Frick

Erika Frick
erika.awakening@gmail.com
845 California St., Apt 801
San Francisco, California 94108

From: Samia Afra
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:08:50 PM

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Members of the Board of Supervisors,

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Sincerely,

Samia Afra
samurai_10@hotmail.com
525 LEAVENWORTH ST, APT 21
San Francisco, California 94109

From: Carolyn Anderson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:08:50 PM

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If this were to happen, my husband and I would be evicted and would have to move out of SF. I would lose my community, neighbors and favorite place in the world. Please don’t let that happen.

Sincerely,
Carolyn Anderson

Carolyn Anderson
zomgitsbear@gmail.com

San Francisco, California 94121

From: marcia pourfarrokh
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:09:10 PM

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Sincerely,

marcia pourfarrokh
marci8054@gmail.com
357 4th Avenue
San Francisco , California 94118

From: Sandra Juri
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:10:05 PM

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Sincerely,
Sandra Juri (disabled and would be greatly affected by this change)

Sandra Juri
jurisa@sbcglobal.net
2210 Stockton St apt 4061
San Francisco, 94133

From: Stephanie Darling
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:10:41 PM

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Sincerely,

Stephanie Darling
irismoonchild0@gmail.com
1226 Grant Ave. #30
San Francisco, California 94133

From: Brandi Valenza
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:10:55 PM

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Sincerely,

Brandi Valenza
brandi@thedevilsdesigns.com
167 Dolores Street, Apt 7
San Francisco, California 94103

From: phnxextant2.0@everyactioncustom.com on behalf of John Owl
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 5:11:13 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
John Owl
San Francisco, CA 94102

From: spuleta71@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:12:21 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

spuleta71@gmail.com
2690 Great Hwy
San Francisco, California 94116

From: Anja Bircher
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:17:28 PM

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Sincerely,

Anja Bircher
anjabircher@gmail.com

San Francisco, California 94110

From: Laura Carroll
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:17:35 PM

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I’m totally sick of working class people, teachers etc being priced out.

Sincerely,

Laura Carroll
Lauramclouds@gmail.com
262 EVELYN WAY
SAN FRANCISCO, California 94127

From: Michelina Matarrese
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:18:39 PM

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Members of the Board of Supervisors,

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There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to ALL San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. The private market will NEVER do the job our local government should in ensuring San Francisco builds much-needed housing for all. We need your moral integrity and creative leadership now more than ever!

Sincerely,

Michelina Matarrese
rckstrgrl@me.com
1032 Steiner St
San Francisco , California 94115

From: Melanie Malinas
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:18:47 PM

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Sincerely,

Melanie Malinas
melaniemalinas@gmail.com
4022 Mission Street
San Francisco, California 94112-1017

From: Eileen Cronin
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:19:13 PM

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Sincerely,

Eileen Cronin
ekcronin@earthlink.net
1950 Franklin St #10
San Francisco , California 94109

From: DEMIAN QUESNEL
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:20:21 PM

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Sincerely,
Demian Quesnel
Longtime Castro resident [over 50 years].

DEMIAN QUESNEL
dquesnel@usa.net
4084 17Th St, Apt 4
San Francisco, California 94114-1944

From: Susan Mallon
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:21:26 PM

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Sincerely,

Susan Mallon
Long-time SF Renter!

Susan Mallon
sfmallon@gmail.com
909 PAGE ST APT 2
SAN FRANCISCO, California 94117

From: Loretta Chavac Ortiz
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:22:48 PM

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Sincerely,

Loretta Chavac Ortiz
lchavacortiz77@yahoo.com
821 Jackson St, Apt 2
San Francisco, California 94133

From: David Perry
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:24:28 PM

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Sincerely,

David Perry
perryd1@mac.com
1700 Octavia St. #301
San Francisco, California 94109

From: Michele Simmerer
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:24:34 PM

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Sincerely,

Michele Simmerer
colorboxsalon@gmail.com
2777 Bryant Street SF CA 94110
San Francisco, California 94110

From: Michele Simmerer
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:25:02 PM

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Sincerely,

Michele Simmerer
colorboxsalon@gmail.com
2777 Bryant Street SF CA 94110
San Francisco, California 94110

From: Allison Sparkuhl
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:26:03 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,
Allison

Allison Sparkuhl
amsparkuhl@gmail.com

San Francisco, California 94118

From: LeLeon Kizine
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:26:40 PM

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Sincerely,

LeLeon Kizine
Kizinel@gmail.com
150 Berry St. #422
San francisco, California 94107

From: Joan Osato
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:26:42 PM

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Sincerely,

Joan Osato
joan.osato@gmail.com
743 grove street
San francisco, 994102

From: Taraneh Hemami
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:26:42 PM

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Sincerely,

Taraneh Hemami
taraneh.hemami@gmail.com

San Francisco, California 94121

From: vanessabrown0316@everyactioncustom.com on behalf of V. Brown
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 5:26:45 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

We live in the Inner richmond & there is not enough affordable housing nor infrastructure for residents as is. Do not sell us to the highest bidder! Counting on you to fight for us!!

Sincerely,
V. Brown
San Francisco, CA 94118

From:	meganwithpapa@everyactioncustom.com on behalf of Megan Adams
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 5:27:28 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Megan Adams
San Francisco, CA 94122

From:	chavetch@everyactioncustom.com on behalf of Susan Hughes
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 5:28:43 PM

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

Dear Board of Supervisors,

Dear Supervisor Chan,

I met you in a neighborhood meeting (Outer Richmond, 45th Avenue).

Please protect our neighborhood from this plan. If it goes through it will ruin it. Also, when the plan says it will add so many affordable units - it's like a joke. Affordable to whom? No person I know can pay for this "affordable" housing. Thank you for your consideration.

Sincerely,
Susan Hughes
San Francisco, CA 94121

From: lroddan@everyactioncustom.com on behalf of Lea Ann Roddan
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 5:29:24 PM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
Lea Ann Roddan
San Francisco, CA 94116

From: Hannah Cardenas
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Affordability!
Date: Monday, October 20, 2025 5:29:45 PM

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Members of the Board of Supervisors,

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With gratitude,
Hannah Cardenas, Western Addition resident

Hannah Cardenas
hannah.a.cardenas@gmail.com
1729 Golden Gate Ave
San Francisco, California 94115

From: Randa Talbott
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:30:49 PM

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Sincerely,

Randa Talbott
RANDATALBOTT@YAHOO.COM
3030 Turk Blvd
San Francisco, California 94118

From: Sophia Tarantino
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:33:20 PM

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Sincerely,

Sophia Tarantino
sophialenschmidt@gmail.com
291 27th Avenue
San Francisco, California 94121

From: Joann Ricci
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:34:18 PM

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Sincerely,

Joann Ricci
gravity_helmet_9f@icloud.com
1145 Church St
San Francisco , California 94114

From: Pamela Uberti
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:35:05 PM

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Sincerely,

Pamela Uberti
pamelauberti@me.com
2290 Stockton Street, 2108
San Francisco, California 94133-1526

From: Rita Rodriguez
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:35:06 PM

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Sincerely,

Rita Rodriguez
ritarodriguez5353@yahoo.com
118 San Jose Ave #A
San Francisco , California 94110

From: adrian101x@everyactioncustom.com on behalf of Adrian Truong
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 5:36:58 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Adrian Truong
San Francisco, CA 94112

From: Ian Blei
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:37:11 PM

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

Members of the Board of Supervisors,

Displacing renters and small businesses, and prioritizing luxury development over the housing our communities need, won't solve San Francisco's affordability crisis – it will make it worse without significant amendments.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:

Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.

Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.

We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.

Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.

Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.

Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.

Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.

Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Ian Blei

Ian Blei
funk.metalman@yahoo.com

San Francisco, California 94114

From: Angela M. Griffiths
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:37:31 PM

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

Members of the Board of Supervisors,

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Sincerely,

Angela M. Griffiths
ax3heart@icloud.com
600 Silliman street, Unit A
San Francisco, California 94134

From: Lani Asher
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:38:42 PM

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Members of the Board of Supervisors,

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Sincerely,

Lani Asher
laniasher8@gmail.com
1806 church st
San Francisco , California 94131

From: Lorena Lopez
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:38:52 PM

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Sincerely,

Lorena Lopez
lo_losart@yahoo.com
768 9th Ave, 16
San Francisco, California 94118

From: dimaseg526@everyactioncustom.com on behalf of Dimas Gonzalez
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 5:39:57 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Dimas Gonzalez
San Francisco, CA 94110

From: Terry Ayyad
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:40:20 PM

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Members of the Board of Supervisors,

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Sincerely,

Terry Ayyad
tariq3699@gmail.com
159 23rd avenue 1
San Francisco , California 94121

From: Robert Rowntree
To: Board of Supervisors (BOS)
Subject: public comments - Family zoning plan
Date: Monday, October 20, 2025 5:41:18 PM

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

i tried to sustain the line on monday , to give my comments. After in line 1 hour i had to go. My district 9 staff suggested corresponding w this "bos" address to submit my comment

robert rowntree 2889 24th St, San Francisco, CA 94110

On the zoning plan under consideration -

San Francisco is legally required to permit 82,000 new homes by 2031, and Mayor Lurie's "family zoning" plan—36,000 homes on the north and west sides—is a critical step forward. Without it, the state could take control of our housing approvals.

Up-zoning alone won't solve the problem. Construction costs need to stay in line with the rents tied to Area Median Income. AMI has grown about 4% a year, but construction costs in San Francisco have been rising at twice that rate - a mismatch jeopardizing affordable financially solvent projects over the longer term.

The contrast is stark: public projects like Potrero Block B or 730 Stanyan cost over $1.1 million per unit, while private projects such as 300 DeHaro deliver homes for under $400,000 per unit. High fees, long permitting timelines, and "everything-bagel" regulations are driving California home construction costs through the roof. A 2025 Rand study comparing costs among similar projects in CA, CO & TX focused on the reasons per sq. foot construction in CA is double or more the cost in Colorado and Texas.

Up-zoning and good finance must go hand in hand. That means cutting red tape, speeding approvals, reducing fees, and protecting small businesses and tenants as new housing comes online. If we can cut production costs even partway toward Texas levels, new CA rents could fall by 15%.

I urge you: approve the family zoning plan, weave in Melgar's eviction limitations, pair it with cost containment, and give San Francisco the abundant, affordable housing we desperately need

From: 321dina@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:41:32 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse.

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Sincerely,

321dina@gmail.com
76 Deming St, Apt D
San Francisco, California 94114

From: Francis Broome
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:42:12 PM

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Members of the Board of Supervisors,

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Sincerely,
Francis Broome
District 5

Francis Broome
Fjbinsf@gmail.com
615 Fillmore street
San Francisco, California 94117

From: Irma Arias-Greedy
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:42:37 PM

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Sincerely,
Irma

Irma Arias-Greedy
irmitarias@gmail.com
1361 Broadway
San Francisco , California 94109

From: calihenson@earthlink.net
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:43:36 PM

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Sincerely,

calihenson@earthlink.net
3300 Scott St
San Francisco, California 94123

From: Katherine wells
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:45:48 PM

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Members of the Board of Supervisors,

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Sincerely,
Katherine

Katherine wells
kathwwells@yahoo.com

San Francisco, California 94109

From: Patty Cardona
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:48:07 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it continues to create an elist system that serves the ultra rich in this city. While dismantling and displacing the working class.

We should be requiring MORE affordable homes – not replacing them with market-rate units.

Please vote down any proposals to swap BMR homes for rent-controlled market rate units. Stand with all social economic communities. Stop privatizing our access housing.

We need bold and common-sense leadership.

Sincerely,
Patty + Family

Patty Cardona
patty_cardona@mac.com
531 Silver Ave
San Francisco, California 94112

From: Jenny Jerez
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:49:43 PM

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We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Jenny Jerez
jenluv@gmail.com
391 Oak Street
San Francisco, California 94102

From: stacy thompson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:50:54 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

stacy thompson
stacyt.thompson@gmail.com
120 webster #8
San Francisco, California 94117

From: Rhea Srivats
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:51:33 PM

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Sincerely,
Rhea

Rhea Srivats
rhea.srivats@gmail.com
801 Fillmore Street
San Francisco, California 94117

From: Beth Middleworth
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 5:52:35 PM

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Sincerely, Beth Middleworth

Beth Middleworth
bats4bones@gmail.com
4115 , Lincoln Way #12
San Francisco, California 94122

From: Leslie Brand
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:33:52 PM

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Sincerely,
Leslie Brand

Leslie Brand
lbrand@me.com
2655 Polk Street, #201
San Francisco, California 94109

From: lygia.stewart@everyactioncustom.com on behalf of Lygia Stewart
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:34:08 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): don't destroy the great city you represent-
Try to remember WHY we all live here and LOVE San Francusc

Sincerely,
Lygia Stewart
San Francisco, CA 94116

From: Brittany Newell
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:34:17 PM

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Sincerely,

Brittany Newell
ratty.writes@gmail.com
770 California St, Apt 504
San Francisco, California 94108

From: Paige Reillt
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:34:41 PM

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Sincerely,
Paige Reilly

Paige Reillt
1paigereilly@gmail.com
3090 Vicente Street
San Francisco, California 94116

From: hue_khuu@everyactioncustom.com on behalf of Hue Khuu
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:35:06 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Hue Khuu
San Francisco, CA 94121

From:	dorit7@everyactioncustom.com on behalf of Dorit Grunberger
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:35:18 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Dorit Grunberger

From: Camille Blomgren
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:35:58 PM

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Members of the Board of Supervisors,

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Sincerely,
Camille Blomgren

Camille Blomgren
camilleblomgren@gmail.com
2047 Turk Blvd. Apt 3
SAN FRANCISCO, California 94115

From: Madelyn Moseley
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:36:26 PM

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Sincerely,

Madelyn Moseley

Madelyn Moseley
madelynmoseley@gmail.com
1454 Taylor St., Apt. 5
San Francisco, California 94133

From: Diana Lacson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:37:36 PM

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Sincerely,

Diana Lacson
dianayak@icloud.con
2396 Pine Street
San Francisco, California 94115

From: fhochschild@everyactioncustom.com on behalf of Frances Hochschild
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:38:19 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Please also create building standards which don't seem to be in the current plan. I'm most interested in understanding how the plan will ensure that there is consideration to the patterns and rhythms of our neighborhood will continue - stucco, shingles, craftsmen, Mediterranean, etc.

Sincerely,
Frances Hochschild
San Francisco, CA 94115

From: Jacqueline Ali Cordoba
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:38:22 PM

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Sincerely,

Jacqueline Ali Cordoba
jackiealicordoba@gmail.com
1585 Waller Street, Apt. 2
San Francisco, California 94117

From: Laurie Shanaman
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:39:30 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Laurie Shanaman
lshanaman@yahoo.com
78 sycamore
San Francisco , California 94110

From: Ferdinando Penn
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:39:42 PM

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Sincerely,

Ferdinando Penn
colors2dream@prodigy.net
1996 Chestnut St
San Francisco , California 94123

From: Karin Parks
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:39:58 PM

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Sincerely,

Karin Parks
ksp_designs@hotmail.com
737 Post Street
San Francisco , 9410@

From: Andie Sanchez
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:40:31 PM

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Sincerely,
Andie Sanchez

Andie Sanchez
andilyn111@yahoo.com
917 Cole Street
San Francisco , California 94117

From: Erin Gillespie
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:41:08 PM

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Sincerely,
Erin Gillespie

Erin Gillespie
gillesee@gmail.com
754 Fell St, A
San Francisco, California 94117

From: Berry Minott
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:41:13 PM

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Sincerely,

Berry Minott
b.minott@me.com

San Francisco, California 94107

From: Erin Nederbo
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:41:13 PM

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Sincerely,

Erin Nederbo
erinanederbo@gmail.com
669 29th Street
San Francisco, California 94118

From: Linda Blackaby
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:42:07 PM

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Sincerely,

Linda Blackaby
lindablacksby@me.com

San Francisco, California 94131

From: Kathleen Smith
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:42:14 PM

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Sincerely,

Kathleen Smith
ludasmith@icloud.com
1499 California street
San Francisco , California 94109

From: Wendi Raw
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:42:14 PM

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Members of the Board of Supervisors,

I've been in San Francisco for many decades and we've seen this before. We've seen the problems that it creates and the lives that are broken. Our city has not gotten better over these decades because of this type of development. In fact, for those of us who have been here long, it has clearly made things worse. The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Wendi Raw
wendiraw@gmail.com
3460 16th St
San Francisco, California 94114

From: Mary Bugarin
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:42:17 PM

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Sincerely,
Mary Bugarin

Mary Bugarin
maria.bugarin7@gmail.com
1130 Filbert Street
San Francisco , California 94109

From: Erika Shershun
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:42:26 PM

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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
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Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Erika Shershun
erikashe@me.com
2028 Hyde St Apt 2
San Francisco , California 94109

From: Samantha Bellach
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:42:40 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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Sincerely,

Samantha Bellach

Samantha Bellach
sambellach@gmail.com
2332 15th St
San Francisco, California 94114

From: VICTOR Antonetti
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:43:09 PM

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Sincerely,

Victor

VICTOR Antonetti
cinch_steeple_55@icloud.com

San Francisco, California 94114

From: Karen Schanche
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:43:12 PM

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wealthy but those that are tenants that also contribute… it would be so much more powerful if we can support the collective in a shared common humanity, not just the wealthy few that are lucky enough to be owners.

Thank you

Sincerely,
Karen Schanche

Karen Schanche
karen.schanche2@ucsf.edu
614 Funston ave
SF, California 94118

From: Teresa Shelly
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:43:32 PM

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Sincerely,
Teresa

Teresa Shelly
tshelly@gmail.com
65 Sanchez St., Apt. 3
San Francisco, California 94114

From: Michelle Graney
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:43:35 PM

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I am unemployed. Controlling my rent is all I have. Please do not do this.

Sincerely,
A girl who loves this city
Michelle Graney

Michelle Graney
michelle94109@gmail.com
480 Warren Dr Apt A
SAN FRANCISCO, California 94131

From: Walter Lenci
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:44:09 PM

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SincerelyWalter Lenci,

Walter Lenci
wlenci@gmail.com
1576 Clay Street
San Francisco , California 94109

From: liz lawton
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:45:38 PM

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Sincerely,

liz lawton
elizabethlawton98@gmail.com
654 castro st apt 1
san francisco , California 94114

From: tika hall
To: BOS-Supervisors
Subject: Stop the evictions- Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:45:55 PM

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Members of the Board of Supervisors,

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Sincerely,
Tika Hall

tika hall
tikaelhall@gmail.com
24 Kingston St
San Francisco, California 94110

From: Maya Threadgill
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:46:28 PM

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Members of the Board of Supervisors,

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Sincerely,

Maya Threadgill
threadgillmaya@gmail.com
11 Dedman Court
San Francisco , California 94124

From: Christy Smith
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:46:44 PM

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Sincerely,

Christy Smith
theivyfox1@gmail.com
7630 Geary Blvd., Apt. 205
San Francisco, California 94121

From:	luigianni@everyactioncustom.com on behalf of Andrew Kraft
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:46:54 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Andrew Kraft
San Francisco, CA 94116

From: Jennifer Rey
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:06 PM

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Members of the Board of Supervisors,

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Sincerely,

Jennifer Rey
jennifer.rey@me.com
336 Sanchez Street
San Francisco, California 94114

From: Theresa Schmitter
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:11 PM

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Sincerely,

Theresa Schmitter
theresaschmitter@hotmail.com
785 Brannan Street apt 508
San Francisco , CA 94103

From: Samantha Zylberman
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:13 PM

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Sincerely,
Samantha Zylberman

Samantha Zylberman
szylberman@gmail.com
3130 Webster St, #2
San Francisco, California 94123

From: Cathy Asmus
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:24 PM

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Sincerely,

Cathy Asmus
cathyasmus@gmail.com
1287 Arguello Blvd
San Francisco, California 94122

From: Leonor Melara
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:27 PM

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Sincerely,

Leonor Melara
leonormelara@gmail.com

San Francisco, California 94131

From: Gina Sciarrillo
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:29 PM

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Sincerely,
Gina Sciarrillo

Gina Sciarrillo
pop_sickle_star@yahoo.com
545 Birch St
San Francisco, California 94102

From: Gioia Everywhere
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:31 PM

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Sincerely,
Gioia

Gioia Everywhere
abieverywhere@gmail.com
1556 Great Highway, #204
San Francisco, California 94122-2858

From: Paul McCarthy
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:47:44 PM

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Members of the Board of Supervisors,

I live in a one bedroom studio apartment in your district. I'm 75 years old. Under present San Francisco law I can stay in the apartment so long as I pay the rent. I don't want the city to ok tearing down my apartment building and replacing it with a luxury condo with huge rents.

Paul McCarthy
p_mccarthy@sbcglobal.net
2023 folsom #6
Oakland, California 94612

From: Jennifer Pacheco
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:48:08 PM

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Sincerely,

Jennifer Pacheco
minajen@yahoo.com
3330 Cesar Chavez St
San Francisco, California 94110

From: Tara Stroud
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:48:13 PM

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Sincerely,

Tara Stroud
taraloo@hotmail.com
2744 Sacramento
Sf, California 94115

From: Beatrix Jones
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:48:38 PM

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Our vibrant city suffers when we prioritize luxury apartments that end up sitting empty over truly affordable housing that enables residents from all walks of life to call San Francisco home.

Sincerely,
Beatrix, a resident of SF district 5

Beatrix Jones
beanotbeah@gmail.com
701 Fell St
San Francisco , California 94117

From: Remyah Nguyen
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:48:44 PM

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Sincerely,

Remyah Nguyen
r.liam.nguyen@gmail.com
2238 Hyde Street
San Francisco, California 94109

From: Kelsey Moon
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:48:55 PM

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Sincerely,

Kelsey Moon

Kelsey Moon
kcmoon4347@gmail.com

San Francisco , California 94121

From: Joanna Pablo
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:48:57 PM

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Sincerely,

Joanna Pablo
joannajpablo@gmail.com
3500 Market St, Apt 102
San Francisco, California 94131

From: Laura Martin
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:49:34 PM

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There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
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Sincerely,

Laura Martin
a.martin.montero@gmail.com
3256 21st street
San Francisco, California 94110

From: Carla Naylor
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:49:37 PM

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Sincerely,

Carla Naylor
carla2naylor@gmail.com
11 Madrid Ct
Novato, California 94949

From: Lina Lucana
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:49:58 PM

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Sincerely,

Lina Lucana
ample.87.volleys@icloud.com
750 bacon street
San Francisco, California 94134

From: Sara Brown
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:50:21 PM

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Sincerely,

Sara Brown
bsara0896@gmail.com
3929 Mission Street
San Francisco, California 94112

From: Korri Piper
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:50:45 PM

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Sincerely,

Korri Piper

Korri Piper
korripiper@gmail.com

San Francisco, California 94121

From: mojodugan@comcast.net
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:50:56 PM

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Sincerely,
Maureen Dugan RN
California Nurses Association

mojodugan@comcast.net
1454 10th Ave
San Francisco, California 94122

From: Kira Papineau
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:50:57 PM

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Sincerely,

Kira Papineau
kirapap@yahoo.com
880 Franklin St
San Francisco, California 94102

From: Amy Petrine
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:51:22 PM

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SF doesn't need more new market-rate buildings for housing. We need more affordable housing and programs to support our most vulnerable community members. Please remember the true spirit of San Francisco when you vote on this matter. All communities work better when we look out for everyone. Please stay strong for ALL your constituents, not just those who can afford to pour money into your special projects & re-election campaigns. Thank you.

Sincerely,

Amy Petrine
amy.k.petrine@gmail.com

San Francisco, California 94121

From: Kathryn Reffell
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:51:37 PM

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Sincerely,

Kathryn.

Kathryn Reffell
LadyActinium@protonmail.com
878 39th Ave, Fulton
San Francisco, California 94121

From: Emily Gifford
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:51:47 PM

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Members of the Board of Supervisors,

As a San Francisco renter I am absolutely appalled by the mayor's plan to indiscriminately allow upzoning without protections for renters and small businesses or stronger carve outs for affordable housing. I know that the Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Emily Gifford
emily.elisabeth127@gmail.con
2515 Clement St. , APT 1
San Francisco, California 94121

From: JOHN CERVANTES
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:51:57 PM

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Sincerely,

JOHN CERVANTES
city10s@pacbell.net
532-28th Avenue , 4
San Francisco , California 94121

From: Lynette Betancur
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:51:58 PM

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Sincerely,

Lynette Betancur
lynette.betancur@yahoo.com
67 Lapidge St
San Francisco, California 94110

From: Frishtah Afifi
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:52:01 PM

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Sincerely,

Frishtah Afifi
msybi@yahoo.com
78 Johnson Street Apt 518
San Francisco, California 94130

From: stephenzking@everyactioncustom.com on behalf of Stephen King
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:52:13 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):please do not implement this plan.

Sincerely,
Stephen King
San Francisco, CA 94127

From: Billie Ferrell
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:52:14 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Billie Ferrell
bhferrell91@gmail.com
1650 Jones Street, Apt 115
San Francisco, California 94109

From: Yuka Kanpuri
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:52:24 PM

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Sincerely,

Yuka Kanpuri
Magicways7@yahoo.com
320 Turk
San Francisco , California 94102

From: winds129@everyactioncustom.com on behalf of Nelly Soncuya
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:52:54 PM

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We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Nelly Soncuya

From: Sarah Weidman
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:53:25 PM

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Members of the Board of Supervisors,

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Sincerely,

Sarah Weidman
(sf resident for 20 years, full time student that could not afford to live in San Francisco without rent control).

Sarah Weidman
sarahrweidman@ail.com
1618 Polk Street 17
San Francisco , California 94109

From: Julie Dearborn
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:53:39 PM

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Sincerely,

Julie Dearborn

Julie Dearborn
juliedearborn@comcast.net
435 22nd Avenue, #3
San Francisco, CA 94131

From: Natalie Waugh
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:53:40 PM

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Sincerely,

Natalie Waugh
nataliewaugh@gmail.com
1564 Waller St.
San Francisco, California 94117

From: Karen Khouri-Haddad
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:54:03 PM

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Sincerely,

Karen Khouri-Haddad
karehaddad@aol.com
1388 California St, #306A
san Francisco, California 94109

From: Bronwyn Galloway
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:54:16 PM

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Sincerely,

Bronwyn Galloway
bkg@awesf.com
601 OFarrell Street , 302
San Francisco , California 94109

From: Abby Van Kirk
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:54:35 PM

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Sincerely,

Abby Van Kirk
abbyvk2014@yahoo.com
633 , Grand View Ave
San Francisco , California 94114

From: Danielle Hoang
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:55:17 PM

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Sincerely,

Danielle Hoang
brokenpebblejewelry@gmail.com
129 bache street
San Francisco, California 94110

From: Sarah Mehl
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:55:17 PM

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Sincerely,

Sarah Mehl
sarahb.mehl@gmail.com
3416 Taraval Street apt 3
San Francisco , California 94116

From: Ellie Vanderlip
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:56:05 PM

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Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Thank you for taking this seriously.
Sincerely,
Ellie Vanderlip

Ellie Vanderlip
ellie.vanderlip@gmail.com
229 21st Avenue unit 5
San Francisco, California 94121

From: Moira DeNike
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:56:33 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
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Sincerely,
Moira

Moira DeNike
moiradenike@yahoo.com
2 Mizpah St
San Francisco, California 94131

From: priscilla@everyactioncustom.com on behalf of Priscilla Marquis
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:56:42 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Priscilla Marquis
San Francisco, CA 94112

From: Brenda Bryant
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:57:21 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Brenda Bryant
brenda-leigh@sbcglobal.net
895 34th Avenue , Apt 1
San Francisco, California 94121

From: Tania Campos
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:57:24 PM

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Sincerely,

Tania Campos
tcampos10@yahoo.com
744 Goettingen Street
San Francisco, California 94134

From: Scarlett Bush
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:57:44 PM

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Sincerely,

Scarlett Bush
scraffyscarlett@gmail.com
3110 Clay St, Apt 8
San Francisco, California 94115

From: Leah Kennedy
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:57:48 PM

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Members of the Board of Supervisors,

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There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
1- Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
2- Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should NOT be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
3- We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
4- Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
5- Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
5- Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely, Leah Kennedy

Leah Kennedy
leahelizabethk@gmail.com
844 Baker Street #2
San Francisco, California 94115

From: Tricia Gillespie
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:58:12 PM

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Members of the Board of Supervisors,

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Sincerely,

Tricia Gillespie
Chesty.gillespie@gmail.com
227 Sanchez Street, 7
San Francisco, California 94114

From: lananramadan@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:58:26 PM

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Sincerely,

lananramadan@gmail.com
1111 pine st
San Francisco , California 94109

From: Catherine McGinty
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:58:34 PM

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Sincerely,

Catherine McGinty
catherinemcginty1@fmail.com
2516 Sacramento st
San Francisco , California 94115

From: okneprak@everyactioncustom.com on behalf of Susan Karpenko
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:55:53 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Please do not destroy the integrity of our single family homes in family focused neighborhoods. Consider height of dense housing not more than 40ft, parking and not displacing small businesses. There is already a trending of grocery stores being removed from neighborhoods. Geary Street stiires in outer Richmond district are closing and are in accessible due to lack of parking. Taraval has a similar problem 19th ave to Sunset blvd.. San Francisco is a city and County, it is not fair to impose the same housing mandate that the state might impose on Sacramento/ Yolo County or Los Angeles. Scott Weiner who is the Architect of this plan is not trusted. Please consider more nuanced and reasonable dense housing solutions.

Sincerely,
Susan Karpenko
San Francisco, CA 94122

From: lindadellangelica@everyactioncustom.com on behalf of Linda Dell"Angelica
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:56:01 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Linda Dell'Angelica
San Francisco, CA 94121

From:	foggydawg@everyactioncustom.com on behalf of Terrie Gigliotti
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:56:36 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Terrie Gigliotti
San Francisco, CA 94116

From: djbabe3@everyactioncustom.com on behalf of Diana Tam
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:56:36 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Diana Tam

From: emilydlr50@everyactioncustom.com on behalf of Emily De La Rosa
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:56:38 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Emily De La Rosa
San Francisco, CA 94114

From: emilydlr50@everyactioncustom.com on behalf of Emily De La Rosa
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:57:20 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Emily De La Rosa
San Francisco, CA 94114

From: momo@everyactioncustom.com on behalf of Morris Shooer
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:58:00 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Morris Shooer
San Francisco, CA 94122

From: Christina Rey
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 3:58:03 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Protect all diversity of all renters on this city benefits all districts.

Sincerely,
Christina Rey

Christina Rey
cvanonselen49@gmail.com
1926 Anza Street, Apt 2
San Francisco, California 94119

From: johnkok@everyactioncustom.com on behalf of John Kok
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:58:05 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
John Kok
San Francisco, CA 94124

From: mkiss52967@everyactioncustom.com on behalf of Margaret Kiss
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:58:29 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Margaret Kiss
San Francisco, CA 94121

From: LDawydiak@everyactioncustom.com on behalf of Leanna Dawydiak
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:59:06 PM

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

Dear Board of Supervisors,

Dear Connie Chan, my supervisor;

As a native born and raised San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

This is pretty much a "canned" message but it displays my sentiments. I want you to know since this started I've been getting calls from people wanting to buy my house as it's on one of the corridors. I have no intention of selling and resent this which is only happening because of this upzoning crap!

Sincerely,
Leanna Dawydiak
San Francisco, CA 94118

From: lisaikeda@everyactioncustom.com on behalf of Lisa Ikeda
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:59:08 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Lisa Ikeda
San Francisco, CA 94127

From: texeira@everyactioncustom.com on behalf of Lela Texeira
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:01:26 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Lela Texeira
San Francisco, CA 94112

From:	mustang77@everyactioncustom.com on behalf of Andrew Cohen
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:01:27 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Andrew Cohen
San Francisco, CA 94133

From: stacylgin@everyactioncustom.com on behalf of Stacy Gin
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:01:47 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Stacy Gin
Daly City, CA 94014

From:	sbraa@everyactioncustom.com on behalf of Sonia Sherard Braa
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:01:54 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):
Why do state legislators have the right to change the liveability and character of entire neighborhoods? What about the desires of the current occupants of those neighborhoods who may not want to live in a dense, dark, concrete jungle? Why are the actual homeowners and residents disenfranchised of their right to say how their neighborhoods will be going forward? It's just wrong and it's unhealthy both for people and wildlife to increase density.

Sincerely,
Sonia Sherard Braa
San Francisco, CA 94110

From:	waterwirt@everyactioncustom.com on behalf of Wirt Lewis
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:01:57 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Wirt Lewis
San Francisco, CA 94116

From:	johnkok@everyactioncustom.com on behalf of John Kok
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:02:15 PM

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Dear Board of Supervisors,

As a San Franciscan, (5th generation)I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement.

Bring back common sense & quit destroying our city.

Sincerely,
John Kok
San Francisco, CA 94124

From: k_kern@everyactioncustom.com on behalf of Kevin Kern
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:03:29 PM

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Dear Board of Supervisors,

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Additionally this plan decimates the character of the sunset. Furthermore why are we even entertaining this plan knowing we have a population decline not only in the usa but specifically San Francisco. It makes zero sense. The argument that if we don't do this the state will take it over is hyperbole. We the people should have the final say of what happens in our neighborhoods. Stop this political madness.

Sincerely,
Kevin Kern
San Francisco, CA 94116

From:	tomchen99@everyactioncustom.com on behalf of Tom Chen
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:03:41 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Tom Chen

From: dfeifer@everyactioncustom.com on behalf of Donald Feifer
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:03:42 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Donald Feifer

From: aliciaberberich@everyactioncustom.com on behalf of Alicia Berberich
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:04:08 PM

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ADDITIONAL COMMENTS (optional):
We will lose the flavors of the neighborhoods and all that makes San Francisco so special. This is short sighted.

Sincerely,
Alicia Berberich
San Francisco, CA 94123

From:	raggarwa_1@everyactioncustom.com on behalf of Rahul Aggarwal
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:04:28 PM

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Sincerely,
Rahul Aggarwal
San Francisco, CA 94127

From: paula@everyactioncustom.com on behalf of Paula Lynch
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:05:27 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Paula Lynch
San Francisco, CA 94131

From: 5695ant@everyactioncustom.com on behalf of Anthony Regala
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:06:51 PM

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ADDITIONAL COMMENTS (optional):

SF is already unaffordable for so many people who make the city what it is.

Sincerely,
Anthony Regala

From: moorelevander@everyactioncustom.com on behalf of LeVander Brown
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:06:53 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
LeVander Brown
San Francisco, CA 94103

From:	zizivaga@everyactioncustom.com on behalf of Vivian Imperiale
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:07:20 PM

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ADDITIONAL COMMENTS (optional):The City should be proud to have several neighborhoods that were built as residential parks. They have such a history and such charm. Don't alter them and destroy part of S.F. history.

parks like Ingleside Terraces

Sincerely,
Vivian Imperiale
San Francisco, CA 94127

From:	lg88sf@everyactioncustom.com on behalf of Lise Gutelius
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:07:51 PM

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ADDITIONAL COMMENTS (optional):

I grew up in the Sunset, it's more than just a neighborhood to me, it's home. My parents still live in the home they bought decades ago there, and I've seen firsthand how much this community gives to the people who live in it. This upzoning plan isn't about housing people — it's about profit. Tearing down rent-controlled and affordable homes, displacing longtime residents and small businesses, and handing billions to developers without real investment in infrastructure, transit, schools, or services is not progress — it's destruction. We need thoughtful, community-led planning that protects what makes San Francisco livable and equitable — not luxury towers that push out working families and raise our taxes. Please do not sell out our neighborhoods.

Mayor Laurie is doing a great job in all aspects (for far too long we had a lazy useless mayor whose terms were a complete failure. It was disgusting to know she was an S.F. native), except this.

Sincerely,
Lise Gutelius
San Francisco, CA 94108

From: fpazouki@everyactioncustom.com on behalf of Fatemah Pazouki
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:08:55 PM

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- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Fatemah Pazouki
San Francisco, CA 94131

From:	thomas@everyactioncustom.com on behalf of Thomas Spielbauer
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:09:20 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
Thomas Spielbauer
San Francisco, CA 94122

From: lvngbdy@everyactioncustom.com on behalf of Lucia Delgado
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:09:57 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
Lucia Delgado
San Francisco, CA 94116

From:	alburdulis@everyactioncustom.com on behalf of Albert Birsulis
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:10:35 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
Albert Birsulis
San Francisco, CA 94127

From: soong.sharon@everyactioncustom.com on behalf of Sharon Soong
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:11:55 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
We live on Gough at Vallejo. So many beautiful historic homes in this area. This Upzoning will destroy the fabric of this historic neighborhood and others like it. And when does a city become 'saturated'. When is enough, enough? We barely have the necessary infrastructure to support all the residents of SF now. How will it handle thousands more people?

Sincerely,
Sharon Soong
San Francisco, CA 94123

From: juliedearborn@everyactioncustom.com on behalf of Julie Dearborn
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:12:42 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

I am a senior citizen living in a rent-controlled apartment near Geary Blvd. I am terrified of losing it. Rent control is what has allowed me to stay in San Francisco. I am skeptical about MayorLurie's assurances that rent controlled buildings will not be demolished. When money is involved, politicians tend to forget about their promises.

Sincerely,
Julie Dearborn
San Francisco, CA 94121

From: judywadesf@everyactioncustom.com on behalf of Judy Wade
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:12:55 PM

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

Dear Board of Supervisors,

As a San Franciscan, I fully Mayor Lurie's plan, which will build much needed housing and allow San Francisco to grow to a size that will improve our tax base, support our small businesses, and allow our public schools to thrive as they will be at scale. All neighborhoods will have to sacrifice somewhat to ensure we create a thriving city. San Francisco shops and restaurants used to rely heavily on visitors from the East, North, and South Bay but these areas are now where the destination Shopping malls and economic growth are happening as these regions are of sufficient scale to have a Saks, Eataly and the like.
So let’s build housing — affordable, middle income, 8-10 stories and duplexes. Otherwise we risk becoming a shrinking economic base and population.

ADDITIONAL COMMENTS (optional):
We u

Sincerely,
Judy Wade
San Francisco, CA 94121

From:	mjeshia@everyactioncustom.com on behalf of Margaret Eshia
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:15:35 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Margaret Eshia
San Francisco, CA 94116

From: alaskadino@everyactioncustom.com on behalf of Dennis Thurston
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:19:18 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Dennis Thurston
San Francisco, CA 94121

From: sherrill.foster@everyactioncustom.com on behalf of Sherrill Foster
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:20:28 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional): I have lived in this beautiful city for 68 years (born and raised) and developers and billionaire investors need to do more to help with the homelessness problem for real not just to line their pockets and move on!

Maybe the problem is a billionaire mayor who sees the wrong kind of dollar signs for my city!

Sincerely,
Sherrill Foster
San Francisco, CA 94132

From:	Terribel329@everyactioncustom.com on behalf of Theresa Belcher
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:22:15 PM

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

Dear Board of Supervisors,

As a native San afranciscan, who lives in the sunset District, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Theresa Belcher
San Francisco, CA 94122

From:	eobintalmadge010101@everyactioncustom.com on behalf of Robin Talmadge
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:25:29 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
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ADDITIONAL COMMENTS (optional):

Sincerely,
Robin Talmadge
San Francisco, CA 94110

From:	beaubarlotte@everyactioncustom.com on behalf of Charlotte Worcester
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:27:10 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Charlotte Worcester
San Francisco, CA 94131

From: gbirsinl@everyactioncustom.com on behalf of Laura Birsinger
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:28:18 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 a second generation San Franciscan and I am very concerned about the impact of the proposed up zoning plan.

We are caving in to Sacramento to pass a plan which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

The requirements for SF are based on outdated population/housing estimates. The affordable housing aspect is not a certainty.

There are tens of thousands units within the city which are in the pipeline for development, but they haven't been counted. How about Candlestick? What's happening there?

Please reconsider. We will remember who represented the people and stood up against the unreasonable mandates from Sacramento.

Sincerely,
Laura Birsinger
San Francisco, CA 94132

From:	charleer6@everyactioncustom.com on behalf of Charlee Moore
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:28:32 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Charlee Moore
San Francisco, CA 94133

From: sabaseifu93@everyactioncustom.com on behalf of Saba Seifu
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 4:30:12 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Saba Seifu
Schenectady, NY 12345

From: residue.wooden0h@icloud.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:30:28 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

residue.wooden0h@icloud.com

San Francisco, California 94102

From:	sagaris55@everyactioncustom.com on behalf of Laura Short
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:30:32 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Laura Short
San Francisco, CA 94110

From: Kathryn Obertik
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:31:03 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
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Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Kathryn Obertik
421 Cornwall St 4
SF CA 94118

Kathryn Obertik
supernova771@gmail.com
421 Cornwall St 4
San Francisco, California 94118

From: Jackie Martell
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:31:08 PM

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Members of the Board of Supervisors,

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Sincerely,

Jackie Martell
jmartell095@gmail.com
1335 pacific ave
San Francisco , California 94109

From: Krista Gustaveson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:31:23 PM

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Members of the Board of Supervisors,

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Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Krista Gustaveson
kristagustaveson@gmail.com
2460 Chestnut St, Apt 102
San Francisco, California 94123

From: Kelly Sullivan
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:32:53 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
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Sincerely,

Kelly Sullivan
msg_kelly@yahoo.com

San Francisco, California 94109

From: Nicole Seguin-Morris
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 4:33:21 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
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Sincerely,

Nicole Seguin-Morris
nicosemo@gmail.com
1605 Cabrillo at
San Francisco, California 94121

From:	dorit7@everyactioncustom.com on behalf of Dorit Grunberger
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 4:33:47 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Dorit Grunberger

From:	maryanntittle@everyactioncustom.com on behalf of MaryAnn Tittle
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 12:08:42 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
MaryAnn Tittle

From: maryanntittle@everyactioncustom.com on behalf of MaryAnn Tittle
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 12:09:27 PM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
MaryAnn Tittle

From: Regina Islas
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 12:12:08 PM

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

Members of the Board of Supervisors,

We DO CARE. There is no such thing as trickle down affordable housing, and it's well over time that we hit the bullseye directly. See below for instructions, and follow.

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
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Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the

private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Regina Islas
regina.islas@gmail.com
105 Lake St, Apt 12
San Francisco, California 94118

From:	maury.raycroft@everyactioncustom.com on behalf of Maurice Raycroft
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 12:28:29 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Maurice Raycroft
San Francisco, CA 94123

From: Vivienne Hay
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 1:02:59 PM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Vivienne Hay
vivienne.l.hay@gmail.com
1495 Golden Gate Avenue, Apt 207
San Francisco, California 94115

From:	dadaray2002@everyactioncustom.com on behalf of Linda Ray
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 1:27:39 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision. I feel this whole process is rushed and without adequate public comment and discussion. These zoning changes are the most complex and far reaching and many San Franciscans don't even know they are happening. We should be an example of democratic principals here in San Francisco and not cram things through as is being done at the federal level right now. We can do better. I have lived in San Francisco for 52 years in a number of different neighborhoods and I know that city planning can be done in an intelligent manner or we can go back to the mistakes of the "urban renewal" period of the 50's to early 70's when vibrant communities were destroyed in a discriminatory manner now judged to have been a mistake.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Linda Ray
San Francisco, CA 94133

From:	nmorcom@everyactioncustom.com on behalf of Neville Morcom
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 1:28:41 PM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Any limitation of public comment can only be seen by voters as a deliberate attempt to stifle the opinion of residents and to push a decision down our throats.

Sincerely,
Neville Morcom
San Francisco, CA 94111

From:	nmorcom@everyactioncustom.com on behalf of Neville Morcom
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 1:28:41 PM

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I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

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Sincerely,
Neville Morcom
San Francisco, CA 94111

From:	dadaray2002@everyactioncustom.com on behalf of Linda Ray
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 1:39:07 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

I have lived in San Francisco for 52 years and feel that this whole process is being rushed so that is can be approved before the residents have a chance to know about it's full implications and have a democratic decision making process. The interests of the super wealthy are now what drives the federal government's priorities, I don't want to see that happen here in San Francisco. We can and must do better for the regular residents that call this city home.

Sincerely,
Linda Ray
San Francisco, CA 94133

From: Scarlett Bush
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 1:43:53 PM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
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Sincerely,

Scarlett Bush
scarlett.rachel14@gmail.com
3110 Clay Street, Apt 8
San Francisco, California 94115

From:	nlfederico@everyactioncustom.com on behalf of Nancy Federico
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 2:17:20 PM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Nancy Federico
San Francisco, CA 94122

From: broazen@everyactioncustom.com on behalf of Bernard Roazen
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:25:36 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Bernard Roazen
San Francisco, CA 94116

From:	sewbig1@everyactioncustom.com on behalf of tracy weiss
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:42:41 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
tracy weiss
San Francisco, CA 94107

From: freyason@everyactioncustom.com on behalf of David Corbett
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:43:32 PM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
David Corbett
San Francisco, CA 94121

From: Maykuwatani@everyactioncustom.com on behalf of May Yanagi
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:43:48 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
May Yanagi
San Francisco, CA 94118

From:	amillerknight@everyactioncustom.com on behalf of Alyssa Miller
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:43:53 PM

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ADDITIONAL COMMENTS (optional):

Sincerely,
Alyssa Miller
San Francisco, CA 94121

From:	sophia.woodley@everyactioncustom.com on behalf of Sophia Katherine Woodley-Von Rothschild
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:46:24 PM

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- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Sophia Katherine Woodley-Von Rothschild
San Francisco, CA 94122

From:	bruceolitzky@everyactioncustom.com on behalf of Bruce Olitzky
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:47:00 PM

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

Dear Board of Supervisors,

I object to this planned legislation. As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Bruce Olitzky
San Francisco, CA 94116

From:	mlogger50@everyactioncustom.com on behalf of Mary Logger
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:47:33 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Mary Logger

From:	jeski@everyactioncustom.com on behalf of mike andrewjeski
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:47:37 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
mike andrewjeski
San Francisco, CA 94121

From: edmundsrose@everyactioncustom.com on behalf of Roselyn Edmunds
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:47:55 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):
As a native San Francisco, I love to travel to our distinct and beautiful neighborhoods and support small businesses in those neighborhoods. They create life, blood vitality community and offer the opportunity for small businesses to thrive and help families. To destroy this continues to destroy the fabric of San Francisco in the name of luxury homes That the average San Francisco cannot afford. I urge you with all my heart to keep the integrity and fiber of San Francisco live through small neighborhoods.

Sincerely,
Roselyn Edmunds
San Francisco, CA 94127

From:	mrd211@everyactioncustom.com on behalf of Michael Dryden
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:48:00 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Michael Dryden
San Francisco, CA 94114

From: hjrezvani@everyactioncustom.com on behalf of Huda Rezvani
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:48:14 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

we do not need more useless buildings in sf. please stop building unnecessary infrastructure and potentially causing a worsening housing crisis in sf

Sincerely,
Huda Rezvani
San Francisco, CA 94103

From:	mleontyeva@everyactioncustom.com on behalf of Mariya Leontyeva
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:49:00 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Mariya Leontyeva
San Francisco, CA 94118

From:	rosenewton@everyactioncustom.com on behalf of Rosemary Newton
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:49:54 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Rosemary Newton

From: theharveysofsf@everyactioncustom.com on behalf of Sarah Harvey
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:49:55 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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ADDITIONAL COMMENTS (optional): changing the height of buildings to six and eight stories along transit lines is too high. In addition maps showed a working lot on Taraval between 12th/Forest Side and Funston as allowing six story buildings up to 65'. No transit line is in this area. That lot should be removed from proposal. At least.

Sincerely,
Sarah Harvey
San Francisco, CA 94116

From: wertheimlj@everyactioncustom.com on behalf of Linda Wertheim
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:50:04 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

I support additional and fair priced housing but I don't think the existing plan is a good way to go about it.

Sincerely,
Linda Wertheim
San Francisco, CA 94127

From:	kwidoy@everyactioncustom.com on behalf of Phyllis Lim
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 3:50:55 PM

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Dear Board of Supervisors,

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We call on you to:

- Drastically scale back the Mayor’s upzoning maps
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ADDITIONAL COMMENTS (optional):

Sincerely,
Phyllis Lim
San Francisco, CA 94122

From: dmshea@everyactioncustom.com on behalf of Debbie Shea Fox
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:51:12 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Debbie Shea Fox
San Francisco, CA 94127

From: sanlyg@everyactioncustom.com on behalf of Sanly Guan
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:54:00 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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ADDITIONAL COMMENTS (optional):

Sincerely,
Sanly Guan

From: halog@everyactioncustom.com on behalf of Constance Halog
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:54:08 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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ADDITIONAL COMMENTS:
Redevelopment has never resulted in more affordable homes, it has gentrified and made unaffordable homes and properties in San Francisco and many other cities. We don't need more luxury condos, we need the neighbourhoods we have now. Stop corporations and developers from buying and destroying existing homes and businesses, and reduce/ eliminate AirBnB short term rentals.

Sincerely,
Constance Halog
San Francisco, CA 94118

From: czyarrow@everyactioncustom.com on behalf of Linda Maher
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:55:19 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

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ADDITIONAL COMMENTS (optional):

Sincerely,
Linda Maher
San Francisco, CA 94116

From: guymbarbaro@everyactioncustom.com on behalf of Guy Barbaro
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 3:55:26 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

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ADDITIONAL COMMENTS (optional):

Sincerely,
Guy Barbaro
San Francisco, CA 94110

From: Corey Smith
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 7:55:50 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Corey
California

From: Andrea Yeager
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, September 10, 2025 10:23:28 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, and a city employee I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Andrea Yeager
Children's Librarian

Andrea
California

From: Sherri Samu
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, September 21, 2025 5:50:37 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Sincerely,
Sherri Samu
San Francisco tenant

Sherri
California

From: Jennifer Kroot
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 1, 2025 8:19:16 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

I'm a bay area native and an SF resident since 1989. I will do everything in my power to stop extreme upzoning. I voted for Lurie because I thought he cared about SF and wanted to try to solve affordability and homelessness. Instead it's the same Developer/Airbnb/billionaire priorities as with Breed.
STOP PRETENDING THAT UPZONING WILL HELP ANYONE EXCEPT THE DEVELOPERS AND THE POLITICIANS THAT THEY SUPPORT.

Sincerely, Jennifer Kroot

Jennifer

California

From: Robin Phillips
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 2:13:58 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Robin Phillips
District 8

Oh, and let Scott Weiner know I'm not going to vote for him against Nancy Pelosi. I met him once in person and he couldn't make eye contact with me.

Robin
California

From: Cathy Asmus
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 2:16:51 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Cathy
California

From: Carolyn Mitsi Hanrahan
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 2:17:11 PM

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

Members of the Board of Supervisors,

Please help us tenants! No displacement of any tenants!

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Sincerely,
Carolyn MITSI Hanrahan

Carolyn Mitsi
California

From: Courtney Fedorchek
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:01:15 PM

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Sincerely,
Courtney

Courtney
California

From: Calder Lorenz
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:11:02 PM

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Sincerely,

Calder
California

From: Catherine Butler
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:28:16 PM

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Sincerely,
Catherine Butler

Catherine
California

From: Lauren Kush
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:44:18 PM

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Sincerely,

Lauren
California

From: Nikolas McConnie-Saad
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:55:44 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

The YIMBY/NIMBY characterization of development misrepresents opposition to development under one giant umbrella. It's a bad faith dichotomy cooked up by pro-development at any cost opportunists. San Francisco, like many cities in the USA has a shameful (racist, and classist) history of displacing marginalized and low-income communities under the saccharine guise of "neighborhood renewal/improvement." The Fillmore, SOMA, and Hayes Valley are just a few prime examples of culturally rich neighborhoods with long-standing vibrant communities that were uprooted and kicked out of the city, never to return.

Lurie's plan promises to do the same thing unless tenant protections are baked into the process. You think the homelessness crisis is bad now, just wait until all the aunties and uncles, grandparents, and young(ish) people in non-tech, non-corporate jobs are kicked out of their rent controlled units and are left to fend for themselves. Thinking that just building a bunch of housing will magically ease the housing situation in SF is akin to believing in trickle down economics. This logic sounds sort of plausible at face value, but it's the same load of crap that has led this country to have gilded age levels of wealth inequality.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Sincerely,

Nikolas
California

From: Frania Feldstein
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 4:17:54 PM

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Sincerely,

Frania
California

From: lgpetty
To: Carroll, John (BOS); MelgarStaff (BOS); ChenStaff; MahmoodStaff
Cc: Chan, Connie (BOS); SherrillStaff; ChanStaff (BOS); Fielder, Jackie (BOS); Dorsey, Matt (BOS); Walton, Shamann (BOS); Mandelman, Rafael (BOS); Sauter, Danny (BOS); Engardio Staff; BOS-Legislative Aides
Subject: Supervisors: Time to Write Your Own Zoning Plan to Achieve State AND Public Approval.
Date: Friday, October 17, 2025 4:56:03 PM

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

Re: the Mayor's Family Zoning Plan -
Oct. 20, 2025 Land Use Agenda
Items 1-4, Files 250966, 250700, 250701 & 250785

Dear Land Use Chair Melgar, Vice Chair Chen and Supervisor Mahmood,

This Mayor's Zoning Plan comes to you after many years in the making at the Planning Dept.

It comes in the name of Compliance with State Law, under threat of "something worse."

But is it really compliance? Or is it simply an unpopular mass of severe concessions and capitulations thrown to an insatiably aggressive State Government?

The Mayor's Plan is overstuffed and bloated with all the things we COULD do, rather than what we NEED to do.

We are delivering to U.S. and foreign investors, global corporate developers & speculators -- everything they could ever wish for -- a deregulated hugely desirable ocean-urban landscape to use for a free-for-all no rules game of demolition, buying, selling, and reselling.

It does not have to
be this way.

This is the time for Supervisors to step up-- to shape a Zoning Plan with moderation and common sense -- listening to those most affected, rather than those who will profit from it. And merely offering a few amendments to the Mayor's Plan is not going to transform it into something that fits San Francisco, or wins public support.

The Mayor's Plan plan is controversial, not because it proposes Change. It is opposed by an unusually large and broad coalition of San Franciscans -- renters, homeowners, seniors and young residents, businesspeople, tenant and environmental protectors.

Why? Because they are opposed to Change? No. It is because they are opposed to

Overcompliance. To Overkill. To overly massive unnecessary upheavals with little reward for them or their children, and few protections from exploitation.

It's not too late to fix this; to achieve Compliant Change AND win widespread approval. It's up to you now to create a better way:

Confine upzoning to vacant land, unused or very little-used nearly empty parcels. Dedicate public lands (including Muni properties) to 100 percent affordable housing, with concrete instructions for funding and infrastructure. Limit construction to eight stories for major boulevards. Limit heights on neighborhood commercial streets and other thru-streets to six-story maximums on corner lots only, with no height increases on surrounding streets. Require a minimum of 25 per cent affordable units and 30 per cent family-size units (3 & 4 & 5 bedrooms) in all market rate residential or mixed-use projects.
Ban demolition of rent-controlled units, and remove all of them from upzoning. Prohibit demolition of historical, cultural & landmarked properties, and legacy busineses. Disallow mergers and conversions. Provide tenant protections per Sup. Chen and small business protections per Sups. Melgar and Chan, and make them <u>stronger</u> than they are now.

This "**Board of Supervisors Zoning Plan"** (together with the Pipeline and 4-6-plex legislation) would be sufficient to comply with RHNA building requirements, especially incentivizing affordable housing.

Supervisors, it's up to you, our elected representatives, to write a reasonable, Compliant Zoning plan that responds to State requirements AND the needs of San Franciscans.

We are counting on you to do this.

A good faith first step would be to hold a Full Board hearing on the Mayor's Plan open to public comment.

Thanks for consideration,

Lorraine Petty

D2/5 Senior voter
Affordable housing Advocate
Seniors and Tenants Advocate
Member, SFTU & SDA

From: Karen Grayson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 5:05:05 PM

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Members of the Board of Supervisors,

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That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Karen
California

From: Iris Biblowitz
To: BOS-Supervisors
Subject: All tenants need protection and real affordable housing that"s secure (not threatened with demolition
Date: Friday, October 17, 2025 5:09:50 PM

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As a constituent, an elder, a retired nurse, a long-time renter, I urge you to include these policies in any upzoning plan:

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Sincerely,

Iris
California

From: Mart Deans
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 5:19:30 PM

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Please do not let this become another developer money grab like so many housing projects are. We have plenty of luxury and high end real estate in San Francisco. We need housing to support the vibrant communities of all incomes that make this city great.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Mart
California

From: Marquita Wills
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 5:28:19 PM

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Sincerely,Ms Wills

Marquita
California

From: Greg Cummings
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 5:41:43 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need. This is big bank and billionaires trying to further reduce fair housing options and eliminate rent control.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"). Create a vacancy tax for unoccupied properties being held for investment purposes. Create a speculation tax for high dollar property flipping. Protect & strengthen rent control.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Greg Cummings
RICHMOND District

Greg
California

From: Lee Heller
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 6:05:41 PM

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Sincerely,

Lee
California

From: Laurel Scotland-Stewart
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 6:28:41 PM

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Sincerely,
Laurel Scotland-Stewart

Laurel
California

From: Alice Polesky
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 7:00:33 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Alice
California

From: Anandi Worden
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 9:00:11 PM

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

Members of the Board of Supervisors,

District 9 and I vote! Protect tenants rights, we are still here and we still vote

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

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Sincerely,

Anandi
California

From: jgracelewis@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 9:54:32 PM

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

Members of the Board of Supervisors,

I will be devastated and forced to the streets if Laurie's upzoning proposal goes through.

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Jeannine Lewis

California

From: Farshid Fakhraei
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 10:33:27 PM

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

Members of the Board of Supervisors,

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As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Farshid
California

From: Tiffany Konyen
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability! Make SF work for Workers!
Date: Saturday, October 18, 2025 10:06:52 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Tiffany
California

From: Neil Meerani
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Saturday, October 18, 2025 10:32:38 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Neil
California

From: mrothe@ccsf.edu
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 1:30:18 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely, Marianne Rothe

California

From: Sasha Gala
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 9:48:32 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning plan won't fix San Francisco's affordability crisis — it will accelerate displacement of renters and small businesses while incentivizing luxury development over homes our communities actually need.
The Alliance for Affordable Neighborhoods — tenants, small businesses, neighborhood groups, and housing advocates — urges you to support a better path forward.
As a constituent, I ask that any upzoning include:
• Build without displacement — Use creative financing and local union labor to build the already-approved housing pipeline while protecting existing residents.
• Landbank public and soft sites — Reserve them for workforce, senior, family, and community housing.
• Guarantee real affordability — Strengthen inclusionary requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom — including releasing voter-approved housing funds.
• Protect families — Require both minimum and maximum family-size units in "family zones" and eliminate permanent density giveaways.
• Protect small businesses and rent-controlled homes — No demolition without true one-for-one replacement or relocation at real cost ("warm shells"), and enforce the vacancy tax.
San Francisco deserves thoughtful, community-led planning — not rushed deregulation that repeats past mistakes. Please work with us to deliver real housing for families, seniors, and workers.
Sincerely,
Sasha Gala

Sasha
California

From: Eleanor Cox
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 10:31:21 PM

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

Members of the Board of Supervisors,

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That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

-Close the SB 330 loopholes:
+Require 1:1 replacement of rental with rental units (not condos)
+Give all tenants a right to return at their existing rent regardless of their income levels
-Ask the City to identify an office tasked with overseeing and enforcing the tenant protection provisions coming from the new Tenant Protections Ordinance
-Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
-Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
-Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
-Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Eleanor
California

From: Robyn Miles
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 11:17:41 PM

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

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Sincerely,

Robyn
California

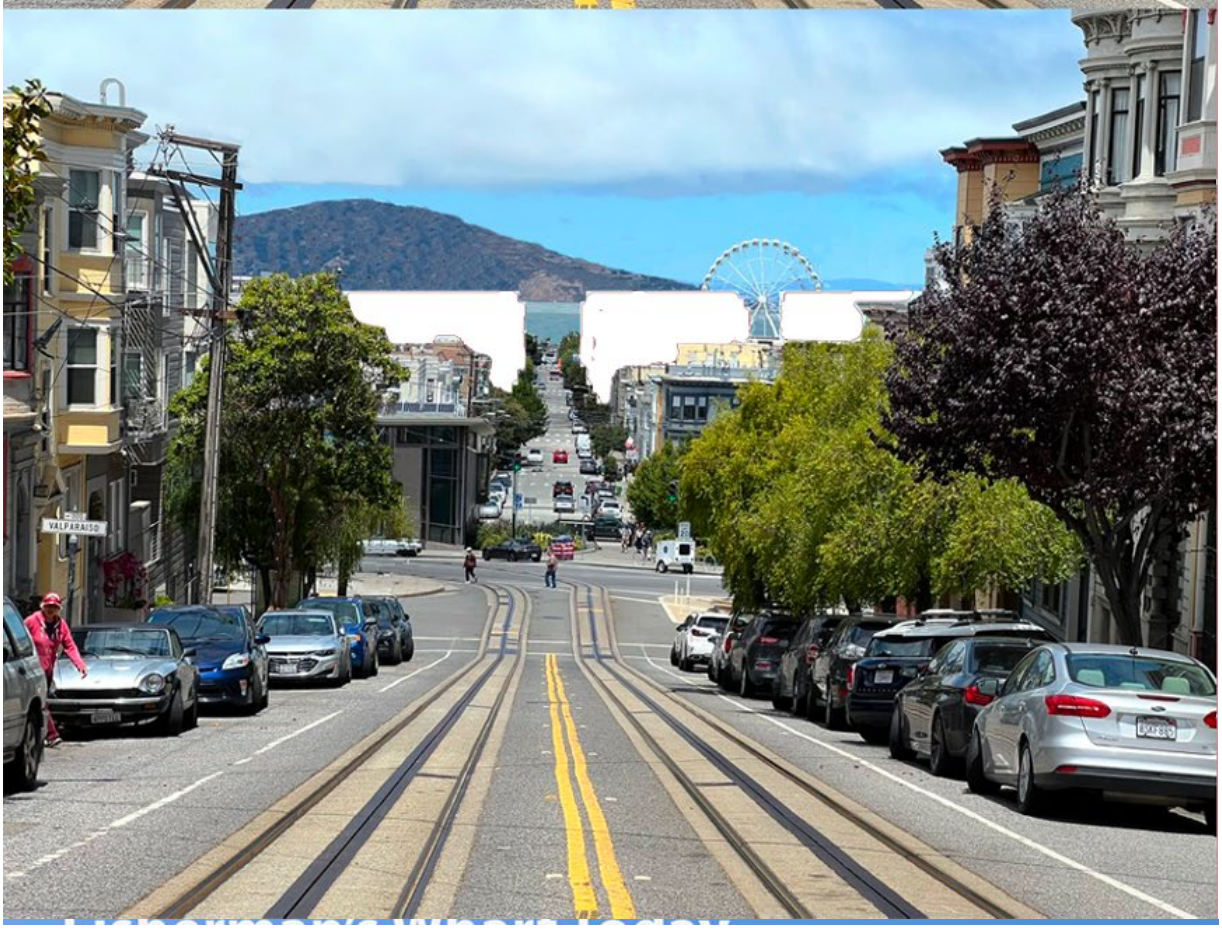
From:	Sam Woodworth
To:	Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS)
Cc:	Chan, Connie (BOS); Dorsey, Matt (BOS); Fielder, Jackie (BOS); Mandelman, Rafael (BOS); Sauter, Danny (BOS); Sherrill, Stephen (BOS); Walton, Shamann (BOS); Tanner, Rachael (CPC)
Subject:	Family Zoning Plan Renderings
Date:	Wednesday, October 22, 2025 10:22:19 AM

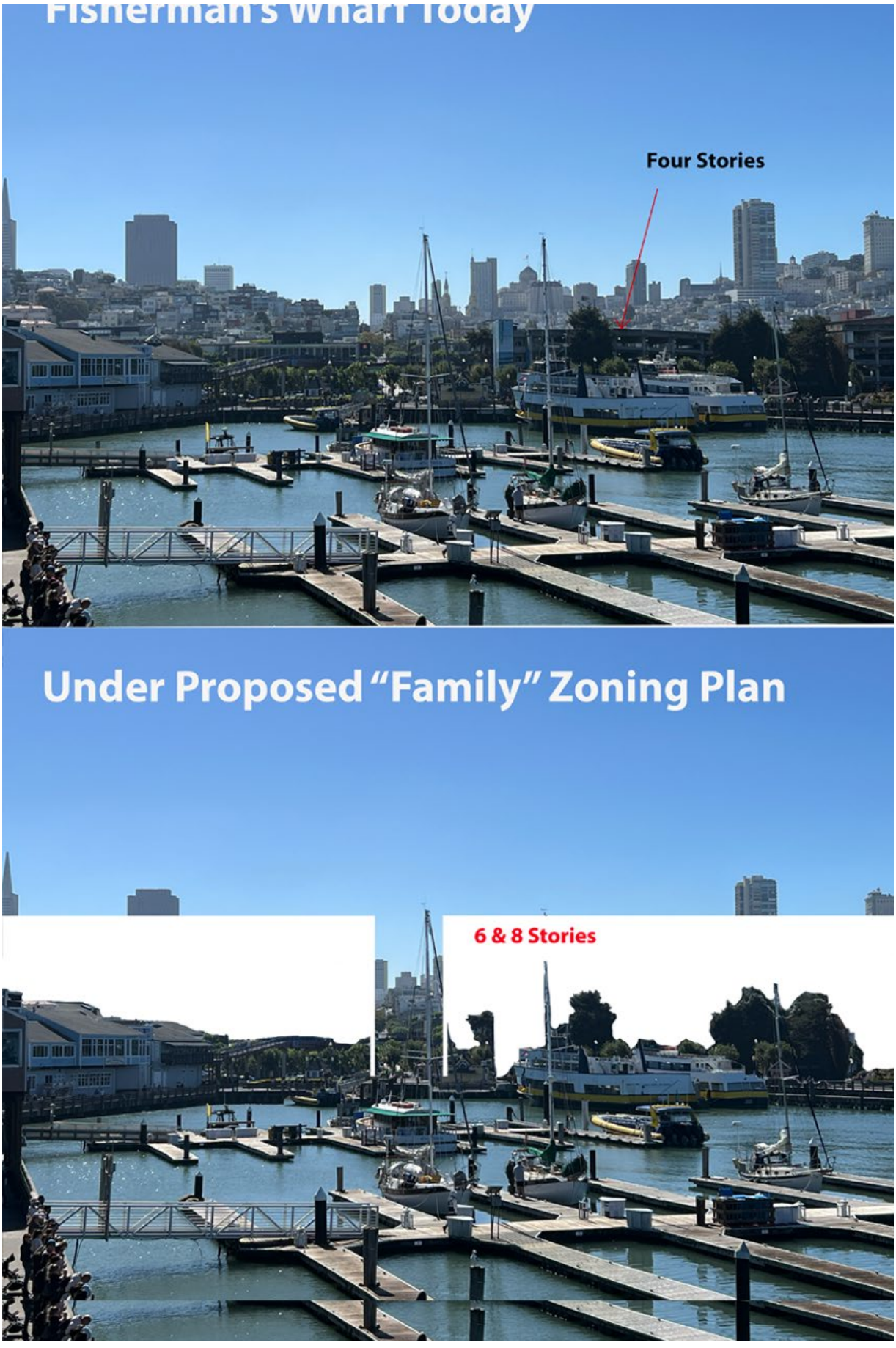
This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I discovered that the renderings -- critical to illustrate my hearing comments on Monday -- did not come through. These are now below. I'm confident you'll agree the result is **horrifying**.


VALPARAISO


VALPARAISO


Fisherman's Wharf Today
Four Stories
Under Proposed "Family" Zoning Plan
6 & 8 Stories

Indeed, I consider the upzoning of the waterfront to be the most irresponsible -- even grotesque -- urban planning proposal of my lifetime. Worse even than building freeways into our downtowns and neighborhoods. It is simply unconscionable.

Justifying this action by reference to the State Density Bonus is a huge mistake. As you may be aware, there is a ballot initiative that will be in qualification over the next year to override all of Sacramento's appallingly undemocratic usurpations of local land use authority. Through incremental and little-noticed changes in state law, the fate of neighborhoods is now almost entirely in the hands of unaccountable bureaucrats far removed from the lives of the people most affected. Those laws can and I'm confident will be erased by the voters through direct democracy. In contrast, this legislation would be very hard to undo, and the most iconic part of San Francisco -- the single most visited and beloved part of the city, which not surprisingly features as your committee's own website backdrop -- would suffer severe and irreparable harm.

This up-zoning of the waterfront, if allowed to proceed, will remain infamous long into the future, and the rapidly expanding number of San Franciscans who know what is happening -- who *will* know what was stolen from the people of San Francisco for the greed of developers -- will never allow this to be forgotten. Do not let this be your legacy.

Sincerely,
Sam Woodworth

On Monday, October 20, 2025 at 09:36:26 AM PDT, Sam Woodworth <samuelwoodworth@yahoo.com> wrote:

Dear Members of the Board of Supervisors Land Use and Transportation Committee,

I'm writing to oppose moving the so-called Family Zoning Plan to the full Board. The plan fails to address the affordability crisis. Instead, it hands windfalls to wealthy property owners and turns San Francisco over to developers and speculators. Moreover, from canvasing neighborhoods, appears that less than 10% of residents are even aware of this plan – the most radical and permanent reshaping of San Francisco in its history. This plan will have serious negative effects on San Francisco neighborhoods and commercial streetscapes. Below I've also included renderings of some of the effects on our waterfront. But first I offer thoughts on why this plan is unwarranted and fails to meet its own putative objectives.

1. <u>A flawed premise</u>

The housing numbers driving this plan are based on fiction. According to the State Department of Finance, San Francisco's population is projected to grow by only 16,937 people by 2050. Yet the State's housing mandate requires the City to plan for 82,000 new

units by 2031—enough to house roughly 172,000 new residents.

That's a tenfold mismatch between reality and mandate. No credible economic model supports the idea that private developers will build housing far beyond market demand. The assumption that "supply alone" will bring down prices ignores the data: unaffordability is driven by wealth concentration, not zoning. The "Family" Zoning Plan is founded on the same trickle-down logic that has repeatedly failed in practice.

2. This is not a plan

What's before the public is not a planning document. Even Planning Commissioners have acknowledged that it lacks the essential components of a genuine plan: there's no implementation timeline or construction sequencing; no infrastructure, transportation, or open-space analysis; no comprehensive three-dimensional visualization or urban design framework (indeed the renderings from Planning Commission Staff are quite deceptive, mostly omitting the waterfront towers that the plan calls for – even from views clearly encompassing the relevant areas – while presenting a rosy and largely unchanged view).

This "plan" is a glorified spreadsheet, not a vision. The absence of physical or fiscal planning means this "plan" cannot claim to manage growth responsibly, especially in neighborhoods that already struggle with congestion, outdated utilities, and limited public space.

3. The Inclusion of the Northeast Waterfront and Historic North Beach Commercial Districts Was Improper and Unjustified

The decision to include District 3—and particularly the Northeast Waterfront—was made secretively this spring, without public process or prior technical study. Fisherman's Wharf, Telegraph Hill, and North Beach were never identified as housing opportunity areas in any prior plan. Yet the new maps show widespread height and density increases across some of the City's most visited and historically sensitive areas.

The result is a massive, unvetted upzoning that invites speculative development with no assurance or even likelihood of affordability or infrastructure support. This is not responsible planning—it's a political maneuver that places irreversible pressure on the city's most visible and beloved waterfront.

4. Overcapacity issues

Even if one accepts the State's inflated targets, the City already meets and exceeds them. Under 2023 legislation signed by Mayor Breed, fourplexes and sixplexes are now permitted citywide, creating zoned capacity for roughly 400,000 new homes. Another 70,000 units are already entitled or under construction.

That's six times more than the state's assigned goal. Meanwhile, nearly 46,000 of the required 82,000 units must be affordable—at an estimated cost of $19 billion. The barrier to meeting that goal is financing, not zoning. The Family Zoning Plan does nothing to fund or deliver affordability.

5. The waterfront wall

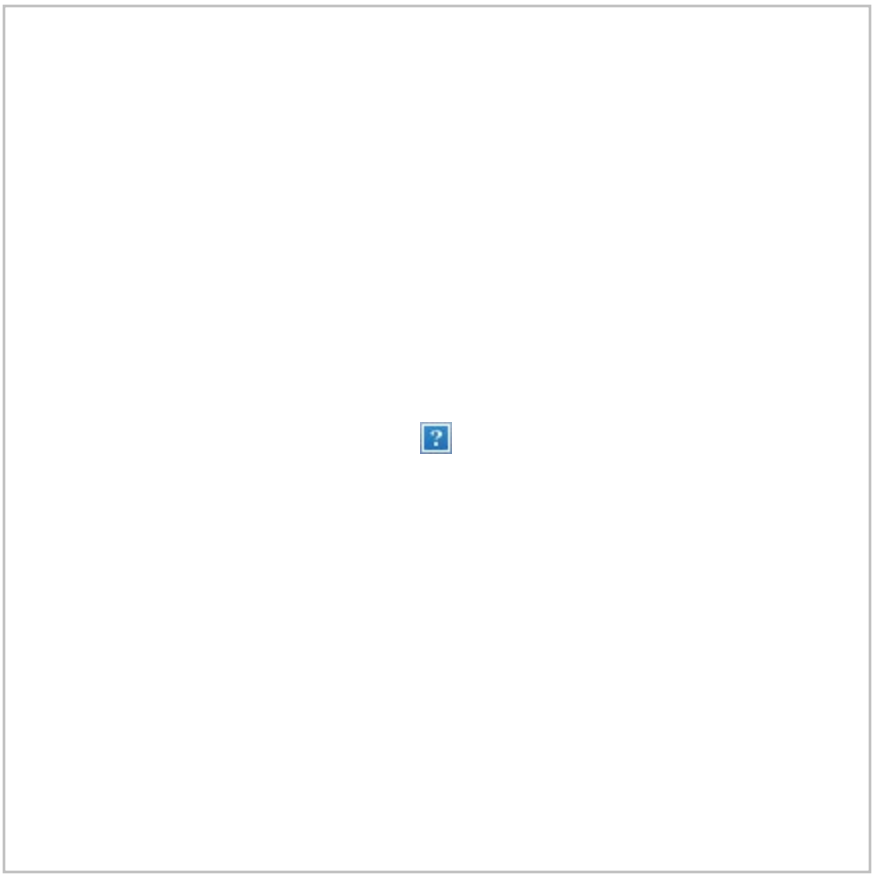
The proposed upzoning of the Northeast Waterfront is one of the most unwarranted elements of the plan. At Fisherman's Wharf, height limits would rise to 65 feet across at least 11 blocks,

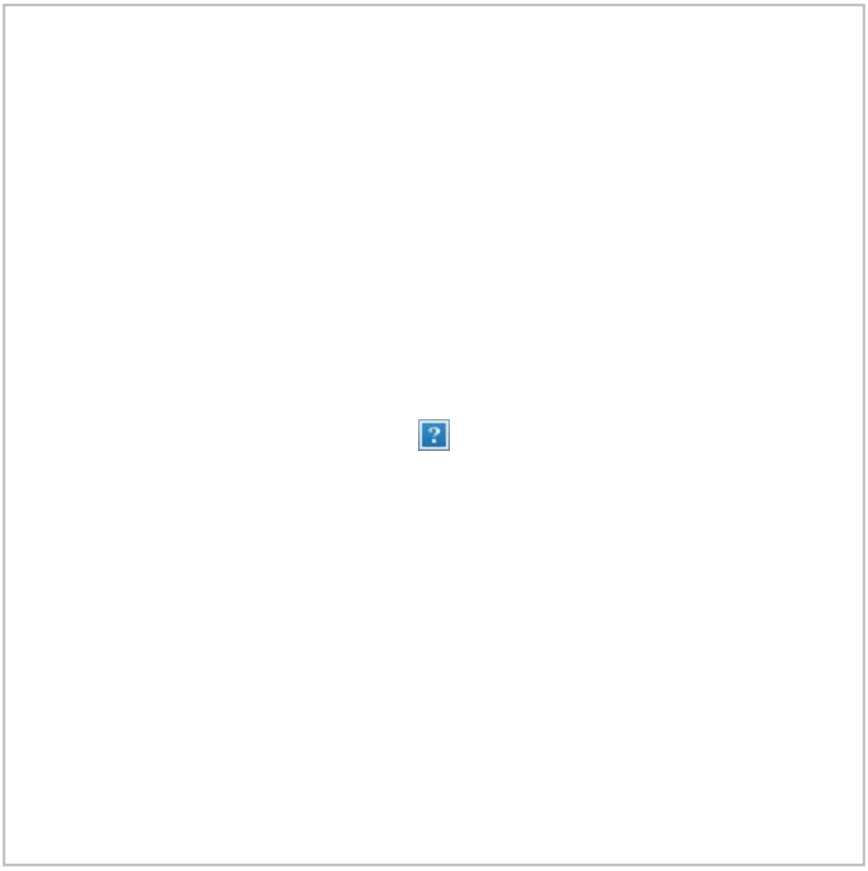
and to 85 feet—eight+ stories—on roughly 17 more. Along Columbus Avenue, height increases would extend for many blocks.

These changes would create a continuous wall of high-rises, three blocks deep and ten blocks wide, severing the city's defining visual and cultural connection to the Bay. Public vistas from the sloping streets of Telegraph and Russian Hills—views that have inspired painters, filmmakers, and millions of residents—would be erased.

Renderings below illustrate the scale of this damage. The claim that these height increases would be "barely visible" is simply a lie. The loss would be permanent and profound.

City officials have at times noted that the State Density Bonus law already allows 8-story buildings, and that this plan is meant as an "off-ramp" to design within City-imposed constraints. This is true in certain circumstances, but the density bonus law presents developers with considerable uncertainty and requires a series of special requirements, whereas the current plan simply puts the City's stamp of approval on walling off the waterfront.





6. Displacement

City staff often insist that rent-controlled buildings are protected and that demolitions are rare. Yet recent legislation has loosened demolition and redevelopment restrictions, and history consistently shows that upzoning accelerates speculation. Higher land values attract luxury developers, not affordable builders, leading to small business closures and tenant displacement.

To frame this community concern as "obstruction" is offensive. Residents are not opposing housing—they are defending the right to build responsibly, with equity and infrastructure in mind.

7. Manufactured "abundance"

Recent events surrounding the Mayor's Sept. 11 rally made clear that this plan lacks public legitimacy. The vast majority of attendees were there to protest, not celebrate. The reality is that the so-called "Family Zoning Plan" allows 75% of new units to be studios or one-bedrooms, while marketing itself as "family housing."

Calling that "family-friendly" is a branding exercise, not a policy. The rhetoric of "abundance" serves as cover for deregulation that benefits a narrow group of developers and investors, not San Franciscans in need of affordable homes.

Mayor Lurie is doing a great job in so many areas, as are you, the Board. We all know that this plan is essentially the handiwork of one person: Scott Wiener. Don't let his seeming nihilistic vendetta against the thriving neighborhoods of San Francisco destroy your legacy.

8. What real solutions look like

San Francisco already has models of what works. North Beach Place, a two-block, 341-unit, 100% affordable community serving families and seniors, is one such example. It integrates mixed incomes, local retail, and livability and enhances neighborhood character.

If the City truly wants to advance affordability, it should invest in projects like these—for example, replacing facilities such as the Pier 39 parking structure with mixed-use affordable housing, rather than upzoning historic neighborhoods for speculative towers.

9. We need leadership

This plan passed the Planning Commission on a 4–3 vote, carried only by the Mayor's recent appointees. That narrow margin speaks volumes about the plan's quality and legitimacy.

The Family Zoning Plan is not a strategy for affordability; it is a developer-driven land giveaway that undermines democratic oversight and jeopardizes the character of San Francisco's most iconic neighborhoods.

I respectfully urge you to:

A. Reject the plan in its current form;

B. Remove Fisherman's Wharf and Columbus Avenue from the upzoning map; and
C. Commit to a genuine housing strategy focused on affordability, infrastructure, and environmental integrity.

San Francisco deserves a plan grounded in real data and public trust—not another political slogan masquerading as policy.

Thank you,

Sam Woodworth

From: Sam Woodworth
To: Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS)
Subject: Opposition to Current Form of Family Zoning Plan
Date: Wednesday, October 22, 2025 1:32:40 AM

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Dear Members of the Board of Supervisors Land Use and Transportation Committee,

I'm writing to oppose moving the so-called Family Zoning Plan to the full Board. The plan fails to address the affordability crisis. Instead, it hands windfalls to wealthy property owners and turns San Francisco over to developers and speculators. Moreover, from canvasing neighborhoods, appears that less than 10% of residents are even aware of this plan – the most radical and permanent reshaping of San Francisco in its history. This plan will have serious negative effects on San Francisco neighborhoods and commercial streetscapes. Below I've also included renderings of some of the effects on our waterfront. But first I offer thoughts on why this plan is unwarranted and fails to meet its own putative objectives.

<!--[if !supportLists]-->1. <!--[endif]-->A flawed premise

The housing numbers driving this plan are based on fiction. According to the State Department of Finance, San Francisco's population is projected to grow by only 16,937 people by 2050. Yet the State's housing mandate requires the City to plan for 82,000 new units by 2031—enough to house roughly 172,000 new residents.

That's a tenfold mismatch between reality and mandate. No credible economic model supports the idea that private developers will build housing far beyond market demand. The assumption that "supply alone" will bring down prices ignores the data: unaffordability is driven by wealth concentration, not zoning. The "Family" Zoning Plan is founded on the same trickle-down logic that has repeatedly failed in practice.

<!--[if !supportLists]-->2. <!--[endif]--> This is not a plan

What's before the public is not a planning document. Even Planning Commissioners have acknowledged that it lacks the essential components of a genuine plan: there's no implementation timeline or construction sequencing; no infrastructure, transportation, or open-space analysis; no comprehensive three-dimensional visualization or urban design framework (indeed the renderings from Planning Commission Staff are quite deceptive, mostly omitting the waterfront towers that the plan calls for – even from views clearly encompassing the relevant areas – while presenting a rosy and largely unchanged view).

This "plan" is a glorified spreadsheet, not a vision. The absence of physical or fiscal planning means this "plan" cannot claim to manage growth responsibly, especially in neighborhoods that already struggle with congestion, outdated utilities, and limited public space.

<!--[if !supportLists]-->3. <!--[endif]-->The Inclusion of the Northeast Waterfront and Historic North Beach Commercial Districts Was Improper and Unjustified

The decision to include District 3—and particularly the Northeast Waterfront—was made

secretively this spring, without public process or prior technical study. Fisherman's Wharf, Telegraph Hill, and North Beach were never identified as housing opportunity areas in any prior plan. Yet the new maps show widespread height and density increases across some of the City's most visited and historically sensitive areas.

The result is a massive, unvetted upzoning that invites speculative development with no assurance or even likelihood of affordability or infrastructure support. This is not responsible planning—it's a political maneuver that places irreversible pressure on the city's most visible and beloved waterfront.

<!--[if !supportLists]-->4. <!--[endif]-->Overcapacity issues

Even if one accepts the State's inflated targets, the City already meets and exceeds them. Under 2023 legislation signed by Mayor Breed, fourplexes and sixplexes are now permitted citywide, creating zoned capacity for roughly 400,000 new homes. Another 70,000 units are already entitled or under construction.

That's six times more than the state's assigned goal. Meanwhile, nearly 46,000 of the required 82,000 units must be affordable—at an estimated cost of $19 billion. The barrier to meeting that goal is financing, not zoning. The Family Zoning Plan does nothing to fund or deliver affordability.

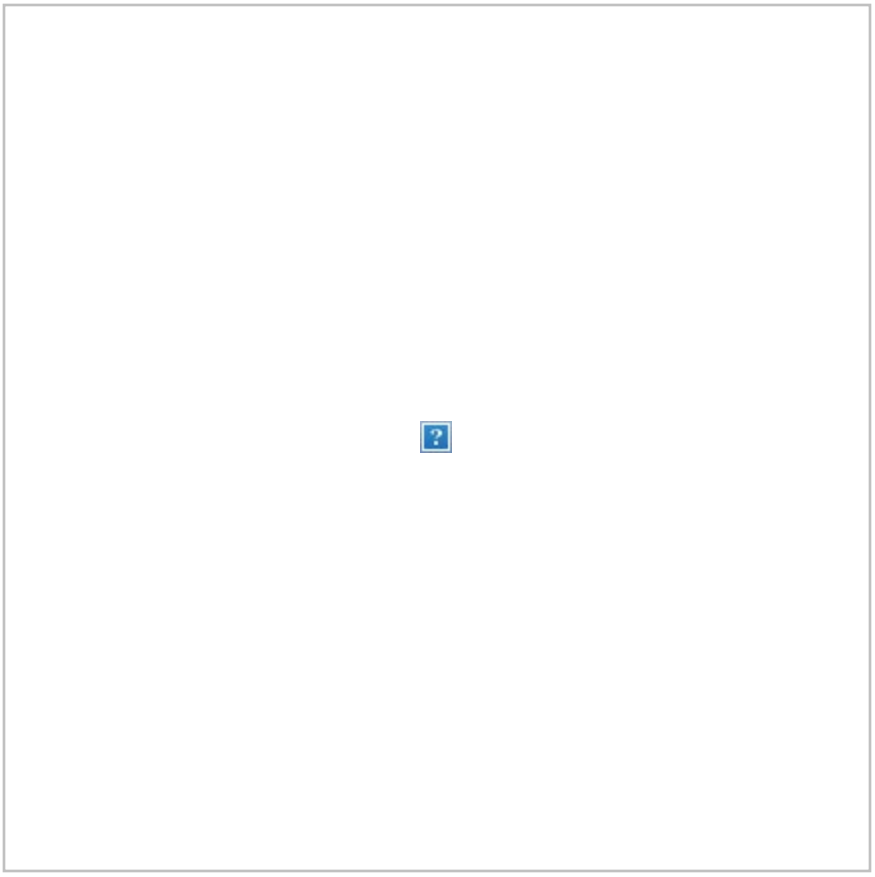
<!--[if !supportLists]-->5. <!--[endif]-->The waterfront wall

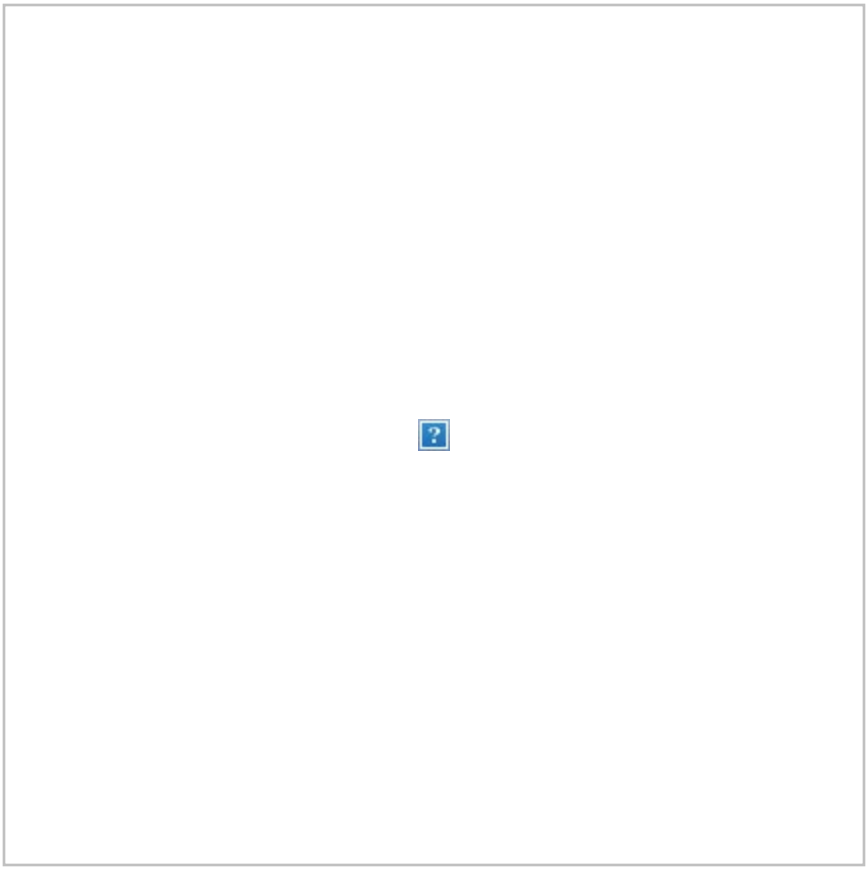
The proposed upzoning of the Northeast Waterfront is one of the most unwarranted elements of the plan. At Fisherman's Wharf, height limits would rise to 65 feet across at least 11 blocks, and to 85 feet—eight+ stories—on roughly 17 more. Along Columbus Avenue, height increases would extend for many blocks.

These changes would create a continuous wall of high-rises, three blocks deep and ten blocks wide, severing the city's defining visual and cultural connection to the Bay. Public vistas from the sloping streets of Telegraph and Russian Hills—views that have inspired painters, filmmakers, and millions of residents—would be erased.

Renderings below illustrate the scale of this damage. The claim that these height increases would be "barely visible" is simply a lie. The loss would be permanent and profound.

City officials have at times noted that the State Density Bonus law already allows 8-story buildings, and that this plan is meant as an "off-ramp" to design within City-imposed constraints. This is true in certain circumstances, but the density bonus law presents developers with considerable uncertainty and requires a series of special requirements, whereas the current plan simply puts the City's stamp of approval on walling off the waterfront.





<!--[if !supportLists]-->6. <!--[endif]-->Displacement

City staff often insist that rent-controlled buildings are protected and that demolitions are rare. Yet recent legislation has loosened demolition and redevelopment restrictions, and history consistently shows that upzoning accelerates speculation. Higher land values attract luxury developers, not affordable builders, leading to small business closures and tenant displacement.

To frame this community concern as "obstruction" is offensive. Residents are not opposing housing—they are defending the right to build responsibly, with equity and infrastructure in mind.

<!--[if !supportLists]-->7. <!--[endif]-->Manufactured "abundance"

Recent events surrounding the Mayor's Sept. 11 rally made clear that this plan lacks public legitimacy. The vast majority of attendees were there to protest, not celebrate. The reality is that the so-called "Family Zoning Plan" allows 75% of new units to be studios or one-bedrooms, while marketing itself as "family housing."

Calling that "family-friendly" is a branding exercise, not a policy. The rhetoric of "abundance" serves as cover for deregulation that benefits a narrow group of developers and investors, not San Franciscans in need of affordable homes.

Mayor Lurie is doing a great job in so many areas, as are you, the Board. We all know that this plan is essentially the handiwork of one person: Scott Wiener. Don't let his seeming nihilistic vendetta against the thriving neighborhoods of San Francisco destroy your legacy.

<!--[if !supportLists]-->8. <!--[endif]-->What real solutions look like

San Francisco already has models of what works. North Beach Place, a two-block, 341-unit, 100% affordable community serving families and seniors, is one such example. It integrates mixed incomes, local retail, and livability and enhances neighborhood character.

If the City truly wants to advance affordability, it should invest in projects like these—for example, replacing facilities such as the Pier 39 parking structure with mixed-use affordable housing, rather than upzoning historic neighborhoods for speculative towers.

<!--[if !supportLists]-->9. <!--[endif]-->We need leadership

This plan passed the Planning Commission on a 4–3 vote, carried only by the Mayor's recent appointees. That narrow margin speaks volumes about the plan's quality and legitimacy.

The Family Zoning Plan is not a strategy for affordability; it is a developer-driven land giveaway that undermines democratic oversight and jeopardizes the character of San Francisco's most iconic neighborhoods.

I respectfully urge you to:

<!--[if !supportLists]-->A. <!--[endif]-->Reject the plan in its current form;

B. Remove Fisherman's Wharf and Columbus Avenue from the upzoning map; and
C. Commit to a genuine housing strategy focused on affordability, infrastructure, and

environmental integrity.

San Francisco deserves a plan grounded in real data and public trust—not another political slogan masquerading as policy.

Thank you,

Sam Woodworth

From: John Crabtree
To: Melgar, Myrna (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS); Carroll, John (BOS)
Subject: PUBLIC COMMENT 10/20 LUTC hearing)-Don"t Upzone the Coastal Zone
Date: Tuesday, October 21, 2025 6:13:41 PM

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I am submitting this as PUBLIC COMMENT for the four agenda items regarding the Family Upzoning Plan, to which I am expressing opposition because the Upzoning Plan makes the crucial error of upzoning in the Coastal Zone. There are many other issuess with this Upzoning Plan, however, I believe that this is the worst and if it is not addressed then no amount of winnowing at the edges will make this upzoning palletable.

Put the Coastal Zone before Upzoning... put infrastrucutre before density... put tenants before developers... put labor unions before developers... c'mon, put people before profits/developers/billionaires for a change... John Crabtree

Don't Upzone the Coastal Zone

A lot of bad ideas in the SF Upzoning Plan, but this one is the worst IMO.

JOHN CRABTREE
OCT 21

I provided an abbreviated version of the following testimony (in-person) to the SF Board of Supervisors Land Use & Transportation Committee at the hearing on these matters on Monday, October 20th. I also provided it today as public comment before the DCCC by electronically submitting it there and I will attend the meeting on 10/22 and do my best to deliver these comments in person. Lastly, I am submitting the comments herewith to the BOS LUTC members and staff.

John Crabtree
1375 35th Ave
The Sunset
San Francisco CA
94122
563-581-2867

City and County of San Francisco

Board of Supervisors

Land Use and Transportation Committee

Re: LUTC 10/20/25 — Genera Plan Amendments – Family Zoning Plan -- Local Coastal Program Amendments – Family Zoning Plan

Position(s): OPPOSE

Supervisors,

My name is John Crabtree; I am a resident of District 4. I am here today to provide comments in opposition to the Family Zoning Plan provisions currently on your agenda – particularly regarding General Plan Amendments to the Western Shoreline Plan and Local Coastal Program Amendments to the Zoning Map and legislation established in the Family Zoning Plan.

Much ado has been made in the media and the debate around the so-called "Family Zoning Plan" — points and counterpoints about whether, or not, the Upzoning Plan will turn the Western Shoreline Coastal Zone into "Miami Beach."

Unfortunately, that debate has become little more than accusation and denial. But there are issues here that cannot be denied. There are General Plan amendments to the Western Shoreline Plan and amendments to create a new Local Coastal Program in the Family Zoning Plan that is being considered here today for submission to the California Coastal Commission.

Whether or not you believe any of these matters have anything to do with turning the Western Shoreline into Miami Beach or Waikiki Beach, it simply cannot be denied that the Family Zoning Plan ***intent*** is to bring upzoning into the Coastal Zone, to create a local coastal zoning program to enhance development in the coastal zone, to create a precedent for upzoning in the coastal zone and create opportunities to develop and increase upzoning in the coastal zone in the future.

The California Coastal Act – was established in 1976 and will turn 50 next year, in 2026. The Coastal Act has, for very nearly half a century, served as a comprehensive policy framework that safeguards California's coastline. The Coastal Act was, in 1976, as it is today a pivotal policy commitment to stewardship of the coast. The Act itself states that the coast is, "a distinct and valuable resource of vital and enduring interest to all the people" and that it must be preserved for future generations.

Fortunately, the existence of the Coastal Zone and Coastal Commission jurisdiction delineates all of the embedded changes within the Family Zoning Plan with a bright line. General Plan changes (e.g. Western Shoreline Plan amendments), Zoning Map changes and the creation of a new Local Coastal (zoning) Program must all be submitted to and approved by the Coastal Commission. I urge you to oppose all such amendments embedded within the Family Zoning Plan.

There is no compelling argument to alter the Western Shoreline Plan nor to upzone in the Coastal Zone. Senator Wiener, at a recent meeting in The Sunset, said that the Coastal Zone needs to be diminished to allow for more development. But his arguments are decidedly NOT compelling.

Supervisors, there is a clear pathway to support the Coastal Zone and the Coastal Act, to defend the Western Shoreline and to preserve and protect, arguably, the greatest natural resource that we have here in San Francisco — Ocean Beach and the Coastal Zone and Western Shoreline.

I urge you to oppose all of the provisions embedded in the Family Zoning Plan that extend upzoning into the Coastal Zone.

Thank you.



Though the Heavens Fall... by John Crabtree is a reader-supported publication. To support my work, consider becoming a subscriber.

From:	Jesse Rawlins
To:	Carroll, John (BOS)
Subject:	Public comment letter for Family Upzoning Plan
Date:	Tuesday, October 21, 2025 4:42:50 PM
Attachments:	Outlook-tndc_logo_.png TNDC Public Comment - Family Upzoning Plan.pdf

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Hi John,

I am hoping to submit a public comment letter as part of the official record for the Land Use and Transportation Committee's deliberations on the Family Upzoning Plan. I know the first committee meeting was yesterday, but by sending now, would that allow our letter to be for future committee meetings?

Best,

Jesse Rawlins, MSW, Policy and Administration Practice
Policy Manager
email: jrawlins@tndc.org
mobile: (415) 361-0967

Tenderloin Neighborhood Development Corporation (TNDC)
210 Golden Gate Avenue
San Francisco, CA 94102
www.tndc.org



At TNDC, we believe that everyone deserves to thrive. We support tenants and community members in building transformative communities through Homes, Health, and Voice. Together, we can build a future with economic and racial equity. Join us at tndc.org!

Jesse Rawlins, Policy Manager
Tenderloin Neighborhood Development Corporation
201 Eddy Street
San Francisco, CA 94102

October 20, 2025

Supervisor Myrna Melgar, Chair
Supervisor Chyanne Chen, Vice-Chair
Supervisor Bilal Mahmood, Member
City of San Francisco Board of Supervisors Land Use and Transportation Committee
1 Dr Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

RE: Amendment for Family Upzoning Plan and Future Considerations

Supervisors Melgar, Chen, and Mahmood:

The Tenderloin Neighborhood Development Corporation (TNDC) seeks to provide public comment for the Family Upzoning Plan and urges support for the Affordable Housing Special Use District (AHSUD) proposal and considerations for a future dedicated revenue stream and more equitable housing planning. These recommendations will help achieve affordability in the Family Upzoning Plan and progress local housing policy.

Recommendation No. 1: Affordable Housing Special Use District (AHSUD)

The AHSUD proposal is one tool to better ensure affordability in housing as part of the Family Upzoning Plan. Quite simply, the affordable sector cannot compete with the private housing market with increased zoning. By supporting this amendment, prioritizing and reserving viable parcels of land will allow for affordable housing development to be competitive and possible. Without this provision, the plan's goal of benefitting San Franciscans that face affordability challenges will not be readily achieved.

Recommendation No. 2: New, dedicated revenue stream

While developing a new revenue stream is outside of the Family Upzoning Plan, developing a long-term funding source in the future will be critical to support affordability through increased zoning and more. Previous measures have been piecemeal approaches focused on units in the development pipeline while a long-term, sustainable revenue stream should increase resources to address the larger affordability challenge. A recent National Low Income Housing Coalition (NLIHC) report identified a lack of 169,558 affordable homes locally, and new revenue should be developed to solve that problem and increase affordable housing overall.

Recommendation No. 3: Equitable housing planning

Planning future needs of housing mainly relies on economic factors including income levels. In San Francisco, the largest population increase is for those with the highest incomes, which is used to determine the need for housing. In doing so, a de-facto unaffordable housing system is created. In addition, housing planning does not consider displacement to determine need. Housing planning should not uniquely rely on population increases by income level but should aim to ensure housing allows for diverse income levels and account for displacement.

TNDC requests support to amend the Family Upzoning Plan to incorporate the AHSUD provision and requests future considerations for developing a new revenue stream and ensuring housing planning is equitable. Through these efforts, San Francisco can meet the local housing need that is affordable to all.

Thank you,



Jesse Rawlins, Policy Manager
Tenderloin Neighborhood Development Corporation

From:	Carroll, John (BOS)
To:	"Stephen Torres"
Cc:	Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: 2025.10.20 Letter Re: Family Zoning Plan
Date:	Tuesday, October 21, 2025 12:08:00 PM
Attachments:	image001.png 2025.10.20%20Letter%20to%20Land%20Use%20&%20Transportation%20Re-%20Family%20Zoni.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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

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

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From: Stephen Torres <stephenjontorres@gmail.com>
Sent: Monday, October 20, 2025 5:55 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>

Subject: 2025.10.20 Letter Re: Family Zoning Plan

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

Dear Clerk Carroll,

Please see attached my comments from today's hearing.

Thanks so much,

Stephen Torres

Stephen Torres
Mission-Bernal
San Francisco, California

October 20, 2025

The Land Use & Transportation Committee of the San Francisco Board of Supervisors
City Hall, Room 250
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Chairperson Melgar and Committee Members,

Before you is the disingenuously named *Family Zoning Plan.* The name is disingenuous because, as countless public testimonies and data have detailed, this plan does nothing to actually ensure housing for families. It does little but ensure that developers can now access thousands of residential and commercial parcels with almost no regulation and property owners can sell their property for several times its current value. It is also likely to make thousands of San Franciscans homeless, hundreds of small businesses close, and irrevocably change our city all without adequate funding or infrastructure in the face of serious challenges ranging from transportation to natural disasters to climate change.

Chairperson Melgar, Supervisors Chan, Chen and other supervisors have introduced amendments to mitigate the egregious impacts of this plan, such as the loss of rent controlled housing. I appreciate this work and encourage this committee to pursue those that which ensures that the total of all existing housing stock is protected from demolition, that small businesses are preserved, & that our neighbourhoods and city are preserved, even it requires sending this legislation back.

One recurring claim is that nothing can be done as our elected representatives in Sacramento are holding a gun to our heads with punitive measures and defunding as threats against San Franciscans. I caution against this messaging as it may signal unintended complicity and lack of fortitude. If our local leaders claim to be powerless to stop this kind of deregulation and removal of protections for the people of San Francisco, what can we expect as even more edicts imperiling San Franciscans are handed down from Sacramento or even Washington? To dismiss this, and imply that housing deregulation is hardly the same as the other ways in which San Francisco is being endangered , I would ask that our leaders consider what it is like to be evicted, to be an elder who will die on the street, to have a family business close and lose one's livelihood, or to be displaced from your generational community. The silencing and removal of our City's most vulnerable have historically come in many forms.

To imply that compliance with law, srate or otherwise, regardless of how it targets our most vulnerable sets a dangerous precedent. I implore us to use the same bravery and conviction we do when we decry other bullying and threats made toward San Francisco and apply it to the

legislative coercion being employed by leadership in Sacramento, people who purport to represent us just as you do.

Sincerely,

Stephen Torres
District 8 & 9 Worker
District 9 Resident

From:	Carroll, John (BOS)
To:	Joe Chmielewdki
Cc:	Marie; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Amend 250966 To Include REAL Tenant Protections
Date:	Tuesday, October 21, 2025 12:08:00 PM
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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

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- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

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From: Joe Chmielewdki <jcin506@yahoo.com>
Sent: Monday, October 20, 2025 12:04 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Joe Chmielewski <jcin506@yahoo.com>; Marie <marieamelie@sbcglobal.net>
Subject: Amend 250966 To Include REAL Tenant Protections

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

To: Clerk John Carroll
Land Use and Transportation Committee

From: Joseph Chmielewski
50 Golden Gate Ave, #506
SF, CA 94102
(mobile): 415.756-2913

Subject: Amend 250966 To Include REAL Tenant Protections

Good Afternoon,

I have lived and voted in San Francisco as a tenant for over 44 years and I am asking that you amend the Mayor's "Family Zoning Plan" (250966) so it brings affordability and real tenant protections to the people of San Francisco:

• Amend the plan to remove all rent controlled parcels.
•Create a Tenant Protection Ordinance that protects all rent controlled housing citywide from demolition and "major alterations" by creating stricter Objective Criteria.

Close the SB 330 loopholes:
•Require 1:1 replacement of rental with rental units (not condos).
•Give all tenants a right to return at their existing rent regardless of their income levels.
•Identity or create an office tasked with overseeing and enforcing the tenant protection provisions coming from the new Tenant Protections Ordinance.
•Show us a concrete plan for affordable housing and back it with ACTUAL FUNDING and expand rent control to new construction.

Mayor Lurie must stand up for our city against Scott Wiener's overreach. his hands are not tied, he can stand up to the State's overreach like many other cities in California have.

The Mayor must engage state representatives Haney, Stefani, Weiner to amend SB 330 to include protections for tenants of all incomes and a lookback period for tenant occupancy longer than 5 years. Stop hiding behind state laws while doing nothing to

change them!

Tell Matt Haney to Repeal Costa Hawkins, Reform the Ellis Act, and Amend the Housing Crisis Act to all protect rent controlled units which he never attempted to do.

Add amendments to the Mayor's "Family Zoning Plan" so it brings affordability and real tenant protections to the people of San Francisco!

Thank you.

Regards,

Joseph Chmielewski

From:	Carroll, John (BOS)
To:	Noah Garcia
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Family Zoning Plan public comment
Date:	Tuesday, October 21, 2025 12:08:00 PM
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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

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- Board of Supervisors File No. 250966

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From: Noah Garcia <noahgarcia80@gmail.com>
Sent: Monday, October 20, 2025 3:12 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Family Zoning Plan public comment

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

Hi Clerk Carroll,

Please find attached my public comments for the record on the Family Zoning Plan items before the Land Use and Transportation Committee today:

To the members of the committee, thank you for the opportunity to provide comment today. I'm Noah Garcia, I'm a renter in D5, and I respectfully urge a clean approval of a state-compliant Family Zoning Plan before you today.

I really enjoy living in San Francisco, and for that reason, I recognize that the city has to evolve and adapt to change. Average rent is now spiraling upwards over $3,300 a month, which is plainly unaffordable for so many residents that want to keep living here, let alone families that want to find a 2- or 3-bedroom home in the city.

The Family Zoning Plan lays the groundwork to create much needed homes that play to the city's strengths and alleviate the dearth of affordable housing here. By continuing to build near essential services and world-class amenities, we give San Franciscans more choices, not less. By building near some of the best transit systems in the country, we give San Franciscans more opportunities, not less. So let's do more to keep SF within reach for current and future residents by moving forward with a clean approval of the Family Zoning Plan – thank you.

Noah Garcia

From:	Carroll, John (BOS)
To:	Samantha Davis
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Land Use Question
Date:	Tuesday, October 21, 2025 12:08:00 PM
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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

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From: Samantha Davis <davissa.sf@gmail.com>
Sent: Monday, October 20, 2025 2:20 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Land Use Question

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

Question: Can anyone who has been part of this plan name a development in Hayes Valley or in the Mission that has led to a lower-priced housing effect in those areas? It seems by in large those well meaning new buildings never have the trickle down impact they are advertised to have and only lead to increased price in the housing stock.

Samantha A. Davis
davissa.sf@gmail.com
415.269.5355

From:	Carroll, John (BOS)
To:	Maggie Kuo
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Support for the Family Zoning Plan
Date:	Tuesday, October 21, 2025 12:08:00 PM
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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

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From: Maggie Kuo <maggie.kuo761@gmail.com>
Sent: Monday, October 20, 2025 10:57 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support for the Family Zoning Plan

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

sources.

Hello Mr. Carroll and Supervisor Melgar,

I'm writing to express my support of the family zoning plan. It will go a long way to alleviate the housing affordability crisis we have in the city! My partner and I currently live in the Sunset, both make a six-figure salary, and yet, a median-priced home in San Francisco is out of our reach. We could buy one in Pleasant Hill, but we'd be looking at a two-hour commute each way during rush hour. We love living in the city and all the vibrant culture it has to offer, more than a life lived in cars for a house in the suburbs, so here we are! After reading the plan and attending the public comment session, I came away convinced that this plan was designed with utmost care to minimize the impact to all stakeholders involved, (not an easy task!) and will meaningfully increase the housing supply and help bring prices down.

Another benefit that most of the residents who are opposed haven't really thought about is -- the ability to keep their children and grandchildren in the city and give them property. Under the new zoning plan, they could build an additional unit in their backyards and have their family stay. I know that keeping family close by is an important value to Asian American families, an ethnic and cultural group that I belong to.

As for fears that the zoning plan will lead to Hong Kong style buildings, considering the average residential building in Hong Kong is 30 stories, I'm not worried. Because it's not realistic. What we're proposing is just the right height and density for the Sunset, and where they make sense -- along transit lines.

Another thing the city might want to consider to help open the housing stock even further - consider taxing overseas investors who buy up property and just let them sit empty! And use that money for tenant assistance who are affected by the relocation. Thank you!

Sincerely,
Maggie Kuo

From:	Carroll, John (BOS)
To:	"Prodan Statev"
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Support Mayor Lurie"s Family Zoning Plan for Families
Date:	Tuesday, October 21, 2025 12:08:00 PM
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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

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

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

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

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

From: Prodan Statev <pstatev94@gmail.com>
Sent: Monday, October 20, 2025 1:38 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support Mayor Lurie's Family Zoning Plan for Families

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

Dear Board of Supervisors Land Use Committee,

As a 41-year-old renter who has called San Francisco home for 17 years, I've witnessed firsthand the struggles that families face in our city. I currently live in a multi-generational household, caring for both my children and elderly family members. The housing crisis has pushed many families like mine to the brink, and I believe that Mayor Lurie's Family Zoning Plan offers a glimmer of hope.

Opening single-family zones to duplexes, triplexes, and small apartments is a crucial step toward keeping working families in San Francisco. This plan not only promotes affordability but also embraces the diversity that makes our community vibrant.

And yet, the plan **doesn't go far enough**. I wished to see a more ambitious rezoning in the Western parts of the city, along with a significant and substantial permitting reform. I urge you to advocate for an amendment which will make building housing in San Francisco faster, cheaper and more predictable.

Let's work together to create an inclusive and equitable city where families can flourish.

Sincerely,
Prodan
District 1 Resident, 94121

From:	Andy Katz
To:	Melgar, Myrna (BOS); Sauter, Danny (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS); Chan, Connie (BOS); Andy Katz
Subject:	Family Zoning Legislation Needs Much More Work To Be Acceptable
Date:	Monday, October 20, 2025 4:05:53 PM

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

Dear Supervisors:

My name is Andy Katz and I am a lifetime native of North Beach. I am here to support our small scale village community and to oppose the developer and real estate speculator driven Lurie, Weiner, Sauter so called “family plan”. This plan will cause great harm to our neighborhoods despite the various proposed amendments to date.

First of all, remove all of the rent-controlled buildings from the up zoning plan. The proposed amendment does not exempt all rent-controlled buildings as it should. This is vital to support workers and the elderly in our City and address their fear that they won’t be able to stay in their homes. The plan does not focus on affordable housing but instead on market rate development which we need more of like a hole in the head. The required affordable housing percentages are too low. House our SF workers hanging on by their fingernails rather than building still more housing for the rich and investors. Many already built existing luxury units sit empty as we speak.

Preserve our history and protect our neighborhoods by forcing Mayor Lurie and the state to recognize the North Beach Historic District. Some of us have been working lovingly on these efforts for more than 20 years. Development should be created to scale in the neighborhoods it which it is placed with respect for our rich history, architectural context and our existing small businesses. Many of these are legacy businesses.

The production of this plan is forcing extremely complex and far ranging proposals and consequences through an expedited process which is the equivalent of putting a gun to everyone’s collective head. Only developers and realtors win this way. San Franciscans must be heard and truly valued.

Thank you for your consideration of my comments.

Andy Katz
andywkatz@gmail.com
SF, CA 94133

From: Robin Phillips
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 2:13:58 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Robin Phillips
District 8

Oh, and let Scott Weiner know I'm not going to vote for him against Nancy Pelosi. I met him once in person and he couldn't make eye contact with me.

Robin
California

From: Cathy Asmus
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 2:16:51 PM

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Sincerely,

Cathy
California

From: Carolyn Mitsi Hanrahan
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 2:17:11 PM

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

Members of the Board of Supervisors,

Please help us tenants! No displacement of any tenants!

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Carolyn MITSI Hanrahan

Carolyn Mitsi
California

From: Courtney Fedorchek
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:01:15 PM

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Members of the Board of Supervisors,

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Courtney

Courtney
California

From: Calder Lorenz
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:11:02 PM

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Members of the Board of Supervisors,

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San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Calder
California

From: Catherine Butler
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:28:16 PM

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Members of the Board of Supervisors,

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Sincerely,
Catherine Butler

Catherine
California

From: Lauren Kush
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:44:18 PM

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Members of the Board of Supervisors,

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That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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Sincerely,

Lauren
California

From: Nikolas McConnie-Saad
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 3:55:44 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

The YIMBY/NIMBY characterization of development misrepresents opposition to development under one giant umbrella. It's a bad faith dichotomy cooked up by pro-development at any cost opportunists. San Francisco, like many cities in the USA has a shameful (racist, and classist) history of displacing marginalized and low-income communities under the saccharine guise of "neighborhood renewal/improvement." The Fillmore, SOMA, and Hayes Valley are just a few prime examples of culturally rich neighborhoods with long-standing vibrant communities that were uprooted and kicked out of the city, never to return.

Lurie's plan promises to do the same thing unless tenant protections are baked into the process. You think the homelessness crisis is bad now, just wait until all the aunties and uncles, grandparents, and young(ish) people in non-tech, non-corporate jobs are kicked out of their rent controlled units and are left to fend for themselves. Thinking that just building a bunch of housing will magically ease the housing situation in SF is akin to believing in trickle down economics. This logic sounds sort of plausible at face value, but it's the same load of crap that has led this country to have gilded age levels of wealth inequality.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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one replacement or relocation packages that reflect real costs (including “warm shells”), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Nikolas
California

From: Frania Feldstein
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 4:17:54 PM

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Sincerely,

Frania
California

From: lgpetty
To: Carroll, John (BOS); MelgarStaff (BOS); ChenStaff; MahmoodStaff
Cc: Chan, Connie (BOS); SherrillStaff; ChanStaff (BOS); Fielder, Jackie (BOS); Dorsey, Matt (BOS); Walton, Shamann (BOS); Mandelman, Rafael (BOS); Sauter, Danny (BOS); Engardio Staff; BOS-Legislative Aides
Subject: Supervisors: Time to Write Your Own Zoning Plan to Achieve State AND Public Approval.
Date: Friday, October 17, 2025 4:56:03 PM

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

Re: the Mayor's Family Zoning Plan -
Oct. 20, 2025 Land Use Agenda
Items 1-4, Files 250966, 250700, 250701 & 250785

Dear Land Use Chair Melgar, Vice Chair Chen and Supervisor Mahmood,

This Mayor's Zoning Plan comes to you after many years in the making at the Planning Dept.

It comes in the name of Compliance with State Law, under threat of "something worse."

But is it really compliance? Or is it simply an unpopular mass of severe concessions and capitulations thrown to an insatiably aggressive State Government?

The Mayor's Plan is overstuffed and bloated with all the things we COULD do, rather than what we NEED to do.

We are delivering to U.S. and foreign investors, global corporate developers & speculators -- everything they could ever wish for -- a deregulated hugely desirable ocean-urban landscape to use for a free-for-all no rules game of demolition, buying, selling, and reselling.

It does not have to
be this way.

This is the time for Supervisors to step up-- to shape a Zoning Plan with moderation and common sense -- listening to those most affected, rather than those who will profit from it. And merely offering a few amendments to the Mayor's Plan is not going to transform it into something that fits San Francisco, or wins public support.

The Mayor's Plan plan is controversial, not because it proposes Change. It is opposed by an unusually large and broad coalition of San Franciscans -- renters, homeowners, seniors and young residents, businesspeople, tenant and environmental protectors.

Why? Because they are opposed to Change? No. It is because they are opposed to

Overcompliance. To Overkill. To overly massive unnecessary upheavals with little reward for them or their children, and few protections from exploitation.

It's not too late to fix this; to achieve Compliant Change AND win widespread approval. It's up to you now to create a better way:

Confine upzoning to vacant land, unused or very little-used nearly empty parcels. Dedicate public lands (including Muni properties) to 100 percent affordable housing, with concrete instructions for funding and infrastructure. Limit construction to eight stories for major boulevards. Limit heights on neighborhood commercial streets and other thru-streets to six-story maximums on corner lots only, with no height increases on surrounding streets. Require a minimum of 25 per cent affordable units and 30 per cent family-size units (3 & 4 & 5 bedrooms) in all market rate residential or mixed-use projects.
Ban demolition of rent-controlled units, and remove all of them from upzoning. Prohibit demolition of historical, cultural & landmarked properties, and legacy busineses. Disallow mergers and conversions. Provide tenant protections per Sup. Chen and small business protections per Sups. Melgar and Chan, and make them <u>stronger</u> than they are now.

This "**Board of Supervisors Zoning Plan"** (together with the Pipeline and 4-6-plex legislation) would be sufficient to comply with RHNA building requirements, especially incentivizing affordable housing.

Supervisors, it's up to you, our elected representatives, to write a reasonable, Compliant Zoning plan that responds to State requirements AND the needs of San Franciscans.

We are counting on you to do this.

A good faith first step would be to hold a Full Board hearing on the Mayor's Plan open to public comment.

Thanks for consideration,

Lorraine Petty

D2/5 Senior voter
Affordable housing Advocate
Seniors and Tenants Advocate
Member, SFTU & SDA

From: Karen Grayson
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 5:05:05 PM

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Members of the Board of Supervisors,

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That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Sincerely,

Karen
California

From: Mart Deans
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 5:19:30 PM

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Please do not let this become another developer money grab like so many housing projects are. We have plenty of luxury and high end real estate in San Francisco. We need housing to support the vibrant communities of all incomes that make this city great.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Mart
California

From: Greg Cummings
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 5:41:43 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need. This is big bank and billionaires trying to further reduce fair housing options and eliminate rent control.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.

Guarantee real affordability: Increase inclusionary housing requirements and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.

Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"). Create a vacancy tax for unoccupied properties being held for investment purposes. Create a speculation tax for high dollar property flipping. Protect & strengthen rent control.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Greg Cummings
RICHMOND District

Greg
California

From: Lee Heller
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 6:05:41 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

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Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Lee
California

From: Laurel Scotland-Stewart
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 6:28:41 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Laurel Scotland-Stewart

Laurel
California

From: Alice Polesky
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 7:00:33 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Alice
California

From: Anandi Worden
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 9:00:11 PM

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

Members of the Board of Supervisors,

District 9 and I vote! Protect tenants rights, we are still here and we still vote

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Anandi
California

From: jgracelewis@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 9:54:32 PM

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

Members of the Board of Supervisors,

I will be devastated and forced to the streets if Laurie's upzoning proposal goes through.

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Jeannine Lewis

California

From: Farshid Fakhraei
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 17, 2025 10:33:27 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
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Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Farshid
California

From: Tiffany Konyen
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability! Make SF work for Workers!
Date: Saturday, October 18, 2025 10:06:52 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Tiffany
California

From: Neil Meerani
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Saturday, October 18, 2025 10:32:38 AM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Neil
California

From: mrothe@ccsf.edu
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 1:30:18 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely, Marianne Rothe

California

From: Sasha Gala
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 9:48:32 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning plan won't fix San Francisco's affordability crisis — it will accelerate displacement of renters and small businesses while incentivizing luxury development over homes our communities actually need.
The Alliance for Affordable Neighborhoods — tenants, small businesses, neighborhood groups, and housing advocates — urges you to support a better path forward.
As a constituent, I ask that any upzoning include:
• Build without displacement — Use creative financing and local union labor to build the already-approved housing pipeline while protecting existing residents.
• Landbank public and soft sites — Reserve them for workforce, senior, family, and community housing.
• Guarantee real affordability — Strengthen inclusionary requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom — including releasing voter-approved housing funds.
• Protect families — Require both minimum and maximum family-size units in "family zones" and eliminate permanent density giveaways.
• Protect small businesses and rent-controlled homes — No demolition without true one-for-one replacement or relocation at real cost ("warm shells"), and enforce the vacancy tax.
San Francisco deserves thoughtful, community-led planning — not rushed deregulation that repeats past mistakes. Please work with us to deliver real housing for families, seniors, and workers.
Sincerely,
Sasha Gala

Sasha
California

From: Eleanor Cox
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 10:31:21 PM

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Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

-Close the SB 330 loopholes:
+Require 1:1 replacement of rental with rental units (not condos)
+Give all tenants a right to return at their existing rent regardless of their income levels
-Ask the City to identify an office tasked with overseeing and enforcing the tenant protection provisions coming from the new Tenant Protections Ordinance
-Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
-Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
-Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
-Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

Eleanor
California

From: Robyn Miles
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Sunday, October 19, 2025 11:17:41 PM

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Members of the Board of Supervisors,

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That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

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Sincerely,

Robyn
California

From:	Board of Supervisors (BOS)
To:	Board of Supervisors (BOS); BOS-Supervisors; BOS-Legislative Aides
Cc:	BOS-Operations; Carroll, John (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	RE: 97 Letters Regarding File Nos. 250700, 250701 and 250966
Date:	Monday, October 20, 2025 12:10:50 PM
Attachments:	97 Letters Regarding File Nos. 250700_701_966.pdf

Hello,

Please disregard previous attachment. Correct 97 letters attached.

Regards,

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

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

From: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Sent: Monday, October 20, 2025 12:07 PM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Cc: BOS-Operations <bos-operations@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; De Asis, Edward (BOS) <edward.deasis@sfgov.org>; Entezari, Mehran (BOS) <Mehran.Entezari@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: 97 Letters Regarding File Nos. 250700, 250701 and 250966

Hello,

Please see attached 40 letters regarding File Nos.:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan

Regards,

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

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

From:	Christopher Pederson
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); ChenStaff; MahmoodStaff; Carroll, John (BOS)
Cc:	Lurie, Daniel (MYR); Board of Supervisors (BOS); Dennis Phillips, Sarah (CPC); Tanner, Rachael (CPC); Chen, Lisa (CPC); Andrews, Michelle (BOS)
Subject:	Support the Family Zoning Plan - Land Use & Transportation Committee Agenda Items 1-4 (Oct. 20, 2025)
Date:	Friday, October 17, 2025 8:19:49 AM
Attachments:	Letter to BoS Land Use Comm re Family Zoning Plan.pdf

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

Attached is the comment letter of the San Francisco League of Conservation Voters in support of the Family Zoning Plan.
Sincerely,
Christopher Pederson
President
San Francisco League of Conservation Voters

San Francisco League of Conservation Voters

October 17, 2025

Re: Support the Family Zoning Plan, Agenda Items 1-4

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

The San Francisco League of Conservation Voters urges the Land Use and Transportation Committee to recommend that the Board of Supervisors pass the proposed ordinances to implement Mayor Lurie's Family Zoning Plan.

San Francisco and California as a whole face a climate crisis and a housing crisis. Transportation is the largest source of greenhouse gas emissions from both the city and the state. The scarcity and high price of housing in coastal cities such as San Francisco, however, are forcing families to locate on the fringes of metropolitan areas where the automobile is the primary and, too often, the only viable mode of transportation.Those inland suburban and exurban areas have more extreme climates, encroach on threatened natural habitat and agricultural lands, and face high wildland fire hazards. To address the state's climate and housing crises, then, coastal cities and the state must promote much more multi-family housing located near major transit lines, employment centers, and commercial districts and in walkable, transit-oriented neighborhoods.

By virtue of San Francisco's mild climate, its extensive public transit network, its concentration of major employment centers, its walkability, and its density, San Francisco is among the most environmentally appropriate locations in the entire state for new multi-family housing. On a per capita basis, San Franciscans drive less, use less energy and water, and occupy less land than other Californians. Providing more multifamily housing for people to live in San Francisco is therefore a crucial step for addressing the state's and city's climate and housing crises.

The Mayor's Family Zoning Plan, by allowing more multifamily housing along major transit lines and close to commercial districts does exactly this. Given that the city has previously rezoned much of the eastern half of the city to allow more multifamily housing, it is appropriate for the Family Zoning Plan to concentrate on western and northern neighborhoods that have provided little new multifamily housing in recent decades. Those northern and western

neighborhoods are also mostly higher resource neighborhoods where potential concerns about displacement and gentrification are minimal.

The SFLCV understands that upzoning can raise concerns about the displacement of small businesses and rent-controlled housing. The SFLCV supports addressing those concerns, but any such measures should not undercut the Family Zoning Plan's strategy of promoting significantly more multifamily housing close to major transit lines, employment centers, and commercial districts.

Sincerely,

Christopher Pederson
President
San Francisco League of Conservation Voters

From:	bridget.maley@everyactioncustom.com on behalf of Bridget Maley
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Friday, October 17, 2025 8:04:51 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

This is a series of confusing maps...not a plan. We need thoughtful urban planning that responds to the unique neighborhoods that make San Francisco vibrant. Further, issuing an Addendum to the EIR is not adequate environmental review under CEQA. A full EIR, recirculated for public review, is required for intervention of this magnitude in our city.

Sincerely,
Bridget Maley
San Francisco, CA 94123

From:	lori.ottolini.geno@everyactioncustom.com on behalf of Margaret Geno
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Friday, October 17, 2025 8:11:06 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:
Please zone smartly, insure accountability, understand the real needs facing the City and County of San Francisco, this requires the full Board of Supervisors and San Francisco residents to fully understand what the "Family Zoning Plan" would mean to the future of San Francisco.

Sincerely,
Margaret Geno
San Francisco, CA 94127

From: donna.howe@everyactioncustom.com on behalf of Donna Howe
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 8:32:15 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: Thoughtful changes to zoning require not just mandates but also constituent support. Constituents want their city representatives to honor historic elements already recognized. Historic eligible buildings and neighborhoods should be celebrated and the proposed zoning changes must both protect them and encourage only new builds that are culturally and architecturally compatible with existing buildings in those neighborhoods. It's of vital importance that the Board of Supervisors recognize this and be willing to hear in public comment the views of all their constituents. Five generations if my family, beginning with my Sicilian immigrant grandparents, have lived in Ingleside Terraces. They have all valued and appreciated the street design, the architecture, and the historic context that created its layout. They want assurances that it will be preserved beyond the current zoning discussion so that future generations will see it, appreciate it, and maintain it.

Sincerely,
Donna Howe
San Francisco, CA 94127

From: byobwcrew@everyactioncustom.com on behalf of Frog Gilmore
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 8:36:26 AM

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

Dear Board of Supervisors,

Please please please hold a Committee of The Whole hearing for this upzoning proposal.

Hey ya'll. Frog here. Yep, that's my name. You may have heard about an event I help with called Bring Your Own Big Wheel. That's not to brag but I'm proud to say I'm here to help keep SF creative, the city of possibilities that used to be for *all*. I've lived in SF for 26 sometimes nerve-wracking years. I say that because through these years I've been subject to an illegal owner eviction and I've watched friends and beloved artists pushed out of the city and bay area altogether through the waves of the dot com boom and bust and the current tech tide of startups and AI gold panning.

We must plan for responsible growth here, we must must must have protections for our renters and artists and non traditional earners in our city, we must keep the flavor in our beautiful Rice O Roni town.

What these upzoning plans DON'T have is clear protections for our most vulnerable renters, for our mom and pop business, and they don't have plans for infrastructure to support the increase in humans and their pets to certain areas. And why are we not discussing developing the empty spaces downtown in FiDi, that are already tall heights and near public transportation?

Thanks if you've read this far. I really want responsible growth in our city.

The formal wording is below:

I urge you to hold a Committee of the Whole hearing on Mayor Lurie’s “Family Zoning Plan”.

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco’s history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Frog Gilmore
San Francisco, CA 94110

From: juliedearborn@everyactioncustom.com on behalf of Julie Dearborn
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 9:25:51 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Do more to protect tenants and small businesses. ALL rent-controlled buildings should be safe from developers.

Sincerely,
Julie Dearborn
San Francisco, CA 94121

From: cyerge@everyactioncustom.com on behalf of colleen yerge
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 9:32:56 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
colleen yerge
San Francisco, CA 94133

From: Jeff Kline
To: Board of Supervisors (BOS); ChanStaff (BOS); Walton, Shamann (BOS); FielderStaff; ChenStaff; MahmoodStaff; SauterStaff
Subject: Support a functional city, protect families, keep SF moving!
Date: Friday, October 17, 2025 9:46:22 AM

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

Message to the Board of Supervisors and Mayor

From your constituent Jeff Kline

Email kline.jb@gmail.com

Support a functional city, protect families, keep SF moving!

Message:

Dear Supervisor,

I'm disappointed that you did not incorporate critical balancing amendments to the "Street Safety Act," or, more commonly known as Vision Zero 2.0. Please bring these ideas to the table as a separate resolution.

As written the Street Safety Act is not about safety and will not achieve that goal. It is also onerous and oppressive to the majority of San Franciscans.

Proposed RECITALS:

WHEREAS, The streets of San Francisco are used by all San Franciscans for all modes of transportation, including but not limited to, walking, scootering, bicycling, motorcycling, driving, and public transit; and

WHEREAS The use of city streets inevitably involves some unavoidable risk; and

WHEREAS All users of city streets share in the responsibility for their own safety, as well as for conducting themselves in a manner safe for themselves and others; and

WHEREAS Street design involves unavoidable tradeoffs that should balance the efficacy of the

various transportation modes; and

WHEREAS All users of San Francisco streets have a legitimate expectation that their use will be facilitated, including drivers of motor vehicles, and not unreasonably impeded, complicated, or disadvantaged; and

WHEREAS More than half of the pedestrian, bicycle, and personal conveyance deaths on San Francisco streets in the last three years were preventable by the deceased by following existing traffic laws; and

WHEREAS San Francisco's surface street traffic moved at the second slowest average speed in the country in 2024 at 14 mph; and

Proposed RESOLUTIONS:

Be it RESOLVED, That all decisions involving street design shall be made with balanced consideration to the needs of all transportation modes; and, be it

FURTHER RESOLVED, That all street redesign projects that are significant, including but not limited to, speed limit reductions, speed hump installations, removal of a traffic lane, removal of parking spaces, and significant reconfiguration of traffic flow, shall require a cost/benefit review and report from an outside firm nationally recognized to be a non-partisan engineering expert in such matters, retained and managed by the San Francisco Controller's office; and, be it

FURTHER RESOLVED That the SFMTA shall identify the core motor vehicle traffic corridors throughout the city, shall prioritize these corridors for motor vehicle traffic, and shall publish a report by December 2026 outlining prioritized projects to increase traffic throughput on these corridors with the goal of average motor vehicle speeds of no less than 5mph lower than currently posted speeds; this report and project shall be given no less prominence, time, attention, budget, and priority than the Biking and Rolling Plan, the Northstar Network, and Vision Zero (and related programs) plans, reports, and activities.

Sincerely,

From:	georgesery@everyactioncustom.com on behalf of George Sery
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Friday, October 17, 2025 10:57:03 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
George Sery
San Francisco, CA 94123

From: jeanettetraverso@everyactioncustom.com on behalf of Jeanette Traverso
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 11:59:07 AM

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

Dear Board of Supervisors,

My family & I have lived in North Beach for decades. We own a three-unit residential building. We support affordable housing. Upzoning is misguided--it will not create affordabel housing & it will destroy the character of SF neighborhoods. We should be making use of the existing buildings for affordable housing. I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Thanks for your consideration.

Sincerely,
Jeanette Traverso
San Francisco, CA 94133

From: jeanettetraverso@everyactioncustom.com on behalf of Jeanette Traverso
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 12:06:54 PM

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

Dear Board of Supervisors,

Upzoning would be an irreversible disaster. Upzoning will not create affordable housing. Upzoning will destroy the cherished character of our San Francisco neighborhoods. Let's use existing buildings to create affordable housing.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Thank you for taking into account the views of the people who have lived in SF for decades.

Sincerely,
Jeanette Traverso
San Francisco, CA 94133

From: clivy@everyactioncustom.com on behalf of Tom McG
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 5:35:10 PM

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

Dear Board of Supervisors,

Property tax payers should be able to have a say on changes in their neighborhoods.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Tom McG

From: mwais@everyactioncustom.com on behalf of Michael Wais
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Friday, October 17, 2025 11:24:00 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: my wife and I live and have raised our son in an area that will be impacted significantly if this plan proceeds and urge the full committee to take part in considering the consequences of these changes for future families in San Francisco.

Sincerely,
Michael Wais
San Francisco, CA 94123

From: pmulholl@everyactioncustom.com on behalf of Patrice Mulholland
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Saturday, October 18, 2025 10:10:15 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. Do not give in to wealthy developers. Listen to the citizens of San Francisco before you act.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

San Francisco needs real low-income housing, not expensive buildings that have only a small portion set aside for affordable rents which are not really affordable to the majority of the workers in San Francisco.

Please not go blindly forward and ruin a beautiful city.

Sincerely,
Patrice Mulholland
San Francisco, CA 94133

From: kenvogg@everyactioncustom.com on behalf of Ken Vokenski
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Saturday, October 18, 2025 3:37:51 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): SF is good the way it is, stop trying to ruin it. There are many different ways of virtue signaling that don't disrupt people's lives.

Sincerely,
Ken Vokenski
San Francisco, CA 94118

From:	samuelwoodworth@everyactioncustom.com on behalf of Samuel Woodworth
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Sunday, October 19, 2025 7:50:37 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential, and irreversible land use changes in San Francisco's history. In time in will make many beloved and iconic parts of the city almost unrecognizable, yet most of the public is just finding out about it or still doesn't know.

This drastic plan should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is totally unacceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote.

Sincerely,
Samuel Woodworth
San Francisco, CA 94133

From: jscattini@everyactioncustom.com on behalf of JANICE SCATTINI
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 8:12:55 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
JANICE SCATTINI
San Francisco, CA 94123

From: sf.lorna@everyactioncustom.com on behalf of Lorna Walker
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 11:23:29 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): Please protect San Francisco from speculative development that doesn't lower housing costs.

Sincerely,
Lorna Walker
San Francisco, CA 94115

From:	mary.pickering@everyactioncustom.com on behalf of mary pickering
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Sunday, October 19, 2025 12:24:03 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

I'm a fourth generation San Franciscan. This policy will damage our city, destroying its uniqueness and making it less attractive to both residents and tourists. The unsheltered will never be able to afford living in North Beach or Pacific Heights. This is an excuse to enable developers to grow richer.

Sincerely,
mary pickering
San Francisco, CA 94123

From:	amontuori@everyactioncustom.com on behalf of Alfonso Montuori
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Sunday, October 19, 2025 1:19:35 PM

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

Dear Board of Supervisors,

The Embarcadero Freeway is widely considered the ugliest thing San Francisco ever built and a huge mistake. What is being planned today, essentially throwing out everything we learnt from that horror and from the Fontana Complex debacle, will be even more disastrous and promises to drastically change the way San Francisco looks. And remember, San Francisco is a city renowned for its beauty all over the world. Tourists come here from all over the world to be in and look at our beautiful city.

Do we really want to drastically change San Francisco? Of course not. Do we really believe this effort will provide affordable or family housing in any substantive way? Of course not. Do we believe other locations in the City with much more open land were skipped because they are not that appealing to the developers? Of course. Do we believe San Francisco's leadership is kowtowing to developers? Of course.

Furthermore, over the last months it's become apparent that the areas included in the “Family Zoning Plan” keep changing and growing, and nobody is willing to give citizens an idea of what this will actually look like and how it will impact neighborhoods. In other words, we are in the dark about what this will do to our neighborhoods, and given the way the leadership has communicated, and based on its actions, we can only imagine that it will be the worst case scenario.

Do you really want to be remembered as the Mayor and Board of Supervisors that sold our beautiful city to the developers?

I hope not.

Push back against developers. Push back against the State.

Insist on alternative scenarios!

San Francisco is a world-renowned city. Let's act like one and show some self-respect.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie’s “Family Zoning Plan”.

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco’s history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Alfonso Montuori

San Francisco, CA 94133

From: amontuori@everyactioncustom.com on behalf of Alfonso Montuori
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 1:28:14 PM

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

Dear Board of Supervisors,

The Embarcadero Freeway is widely considered the ugliest thing San Francisco ever built and a huge mistake. What is being planned today, essentially throwing out everything we learnt from that horror and from the Fontana Complex debacle, will be even more disastrous and promises to drastically change the way San Francisco looks. And remember, San Francisco is a city renowned for its beauty all over the world. Tourists come here from all over the world to be in and look at our beautiful city.

Do we really want to drastically change San Francisco? Of course not. Do we really believe this effort will provide affordable or family housing in any substantive way? Of course not. Do we believe other locations in the City with much more open land were skipped because they are not that appealing to the developers? Of course. Do we believe San Francisco's leadership is kowtowing to developers? Of course.

Furthermore, over the last months it's become apparent that the areas included in the “Family Zoning Plan” keep changing and growing, and nobody is willing to give citizens an idea of what this will actually look like and how it will impact neighborhoods. In other words, we are in the dark about what this will do to our neighborhoods, and given the way the leadership has communicated, and based on its actions, we can only imagine that it will be the worst case scenario.

Do you really want to be remembered as the Mayor and Board of Supervisors that sold our beautiful city to the developers?

I hope not.

Push back against developers. Push back against the State.

Insist on alternative scenarios!

San Francisco is a world-renowned city. Let's act like one and show some self-respect.

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Alfonso Montuori
San Francisco, CA 94133

From: tomacruz@everyactioncustom.com on behalf of Frances Tomacruz
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 3:52:35 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Frances Tomacruz
San Francisco, CA 94109

From:	kathyhoward@everyactioncustom.com on behalf of Katherine Howard
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Sunday, October 19, 2025 7:07:57 PM

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

Dear Board of Supervisors,

This is probably the most important vote you will take during your term of office. This will decide your legacy. Do you represent protecting and preserving San Francisco or do you represent the bulldozers that will show up if our City if not protected?

PLEASE hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Katherine Howard
San Francisco, CA 94122

From: kathyhoward@everyactioncustom.com on behalf of Katherine Howard
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 7:12:27 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, the destruction of the historic character of San Francisco, and transformation of our neighborhoods into cookie-cutter, unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline
- Protect Category A historic properties and our cultural heritage.

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Sincerely,
Katherine Howard
San Francisco, CA 94122

From: gmsunset@everyactioncustom.com on behalf of Greg Miller
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 7:12:55 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Greg Miller
San Francisco, CA 94122

From: bklynbrn1826@everyactioncustom.com on behalf of Rosemary Bell
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 7:18:58 PM

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

Dear Board of Supervisors,

I live on Emerson St, a quiet dead-end street behind Public Storage. Building a 240 ft. housing unit at the end of this street will create a major headache not just for the residents, but small businesses such as Davita Dialysis Center, Sagebrook Assisted Living, and the American Terrazzo works that has been on Wood street for over 100 years.

Please, we, the residents of Emerson and Wood Street call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Contact me at my email address if you want to visit the neighborhood to discuss our concerns.

Sincerely,
Rosemary Bell
San Francisco, CA 94118

From: gek555sf@everyactioncustom.com on behalf of Gretchen Tallon
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Sunday, October 19, 2025 7:54:57 PM

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

Dear Board of Supervisors,

As a citizen of the Outer Sunset, we are directly affected by the upzoning in both positive and negative manners.

The Westerly is a huge screw you to that neighborhood. The community fought this project and with good reason. There is NO retail in any of the space to date, it looks in disrepair and has yet to be full. The project at 3945 Judah is another screw you to us. According to the owner of the building, this project has been going on for 13 years! Its still a mess. Slowly nearing completion. Due to the nature of the construction there is no mechanical shaft allowing for a restaurant. And where the 2600 sq ft of shared open space will be located is anyone guess. This adds to the detractions of this upzoning project. It stinks.

A project seemingly successful is the Shirley Chisholm Village. This project met with the neighborhood, listened to the neighborhood and then created a project that both adds much needed housing for our teachers (I am a parent of a SFUSD student) and adds beauty to the neighborhood. They kept their promise to keep the essense of Playland with the shared opens pace, the building height does not overpower the neighbors and the buildings blend with our current architecture.

Additionally, in 2024 voters failed to pass Prop L to support MUNI. MUNI is in trouble, yet we are building like gangbusters near transit?

And truly who are we building for? This really will not reach the people they believe it will. If you read Bay Area Business Times, there is not growth truly happening here. I do not want to cater to AI after we allowed Google, Facebook, Salesforce, Twitter, etc to come here and fail to pay their fair share in taxes - where are these companies now?

Why don't you work with Park Merced? There is a huge amount of housing which is crumbling and because its private land, it can just sit there? What about the abysmal zoo? Close it, send the animals to zoo's who can actually care for them (its well documented, the issues with the SF Zoo) and build like crazy there. You have ocean front views, parking and very few neighbors.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Gretchen Tallon
San Francisco, CA 94122

From:	don.ayers@everyactioncustom.com on behalf of Don Ayers
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Sunday, October 19, 2025 8:19:34 PM

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

Dear Board of Supervisors,

Governance is about people, not about numbers.

When I look at the continued expansion of Outside Lands, I hear politicians crowing the dollars that are supposedly flowing in, and not talking or thinking about how San Franciscans are now locked out of a public park, a public resource, for longer and longer times each year, and pounded with volume that would never be tolerated from a business or citizen.

Likewise, this issue is about the public quality of life that we have to chosen this city for. Those that benefit will be contractors and folks who already most likely have more money than they will ever need, and the quality of life here will deteriorate from this plan.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Don Ayers
San Francisco, CA 94118

From:	kaurmona35@everyactioncustom.com on behalf of Mona Kaur
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 9:14:48 AM

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

Dear Board of Supervisors,

Dear Mayor and elected officials, I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Mona Kaur
San Francisco, CA 94109

From:	peterboothlee@everyactioncustom.com on behalf of Peter Lee
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 9:20:31 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Peter Lee
San Francisco, CA 94118

From:	cyerge@everyactioncustom.com on behalf of colleen yerge
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 9:40:15 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
colleen yerge
San Francisco, CA 94133

From:	janesmalley1@everyactioncustom.com on behalf of Jane E Smalley
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 9:41:42 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: I love San Francisco. Please don't obliterate the beauty of the existing architecture and neighborhoods.

Sincerely,
Jane E Smalley
San Francisco, CA 94118

From:	sjgorskilaw@everyactioncustom.com on behalf of Stephen Gorski
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 9:47:33 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

I have lived in D4 for over 45 years and an active community member who has voted in all local elections. D4 is not a place for the proposed upzoning. We urge you to allow full public comment at a Board of Supervisors' meeting to afford all residents to have full accountability.

Sincerely,
Stephen Gorski
San Francisco, CA 94116

From: gb_andrews@everyactioncustom.com on behalf of Gandhia Andrews
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 9:55:49 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Gandhia Andrews
San Francisco, CA 94132

From:	info@everyactioncustom.com on behalf of SON-SF - SAVE OUR NEIGHBORHOODS SF
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:02:42 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
SON-SF - SAVE OUR NEIGHBORHOODS SF
San Francisco, CA 94116

From: linda@everyactioncustom.com on behalf of linda howell
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:05:12 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history.

Additional comments:
I live in Jordan Park and right next to Clement Street--we would be greatly effected because we are between 2 transit corridors. These historic neighborhoods of San Francisco are the "soul " of our City and need to be protected. More affordable housing is needed but this plan does not do it properly. The Devil is in the Details and those haven't been worked out!

This upzoning proposal has been presented by the Mayor's office as the best of all possible alternatives for San Francisco. IF, in fact, he state will impose the state plan if we don't submit this before the January 2026 deadline, I understand it is in our best interest, Is there still a possibility it can be revised either before or after the deadline? Most citizens were not aware of this proposal until way too late. It's a mess and all supervisors need to put their heads together on such an important issue for our CIty.

Sincerely,
linda howell
San Francisco, CA 94118

From:	mkjanis@everyactioncustom.com on behalf of janis kaempfe
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:06:16 AM

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

Dear Board of Supervisors,

I am a lifetime resident of the North Beach District and the proposed EXTREME upzoning is a real threat to my continuing to live here. In the last 10 years I have known renters (without fault) who have literately died from the stress of being forced to move from where they had lived for most of their lives. This is not planning — it is displacement disguised as progress.

This proposal will also remove the charm and livability for residents and tourists who support our small businesses that are a life line of San Francisco's economy So, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

Mayor Lurie' is imposing permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Please:
- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent.

Sincerely,
janis kaempfe
San Francisco, CA 94133

From: Jason Wright
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 10:14:59 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in the Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

I've been in my rent controlled apartment for a long time, located on Church Street above Dolores Park in District 8. Although it's listed as being in a "transit corridor" on Church Street, it's located where the J Church MUNI cuts through the middle of the block (the right of way between 20th and 22nd Streets) and does not pass directly in front of my building. My building sold to a developer a year ago, and it's a 2-unit building, so I'm very concerned...even scared...of being vulnerable and losing my apartment. Even with some of the proposed amendments already, I think people like me (and my roommate) would fall through the cracks. If I lost my apartment, I'm afraid I'd be forced to move out of San Francisco. Please protect all rent-controlled units in these proposed zones.

Sincerely,
Jason Wright
Resident of District 8

Jason Wright
jasonkennethwright@gmail.com
851 Church Street
San Francisco, California 94114

From: cdmccoy@everyactioncustom.com on behalf of Casey McCoy
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:17:37 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Zoning laws are unique: If other laws prove undesirable, they can be removed without enduring impact on a community, but once a high-rise is installed among single-family homes, there's no undoing it. When Nordic countries need new housing, they build out new infrastructure and transit, and then build up in the new areas to whatever heights they need, so they're not betraying existing residents of established neighborhoods. If they can do things the right way, then we can do things the right way.

Sincerely,
Casey McCoy

From:	asmeyer13@everyactioncustom.com on behalf of Amy Meyer
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:18:50 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Please keep the 40 foot limit so all of us can continue to enjoy the vistas that make San Francisco beautiful! Our neighborhoods are the best all over the city.

Sincerely,
Amy Meyer
San Francisco, CA 94123

From:	ccwrite1@everyactioncustom.com on behalf of Carolyn Constantino
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:25:58 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

It is APPALLING and DISAPPOINTING that you are trying to ram this through like Donald Trump forces his will on the people. Shame on you! I will not vote for anyone who supports this unnecessary "plan." We need more AFFORDABLE housing, not more millionaires.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Carolyn Constantino
San Francisco, CA 94117

From:	noguera@everyactioncustom.com on behalf of Hatun Noguera
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:27:58 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From:	jeanbbarish@everyactioncustom.com on behalf of Jean Barish
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:28:58 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Jean Barish
San Francisco, CA 94121

From: pete@everyactioncustom.com on behalf of Peter Solvik
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:32:48 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

The upzoning will affect historic neighborhoods in San Francisco and is being moved forward without serious consideration of alternatives that would spread out lower height zoning increases more broadly along more transit corridors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Peter Solvik
San Francisco, CA 94123

From:	tinamcgovern3@everyactioncustom.com on behalf of Christina McGovern
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:33:00 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Christina McGovern
San Francisco, CA 94127

From:	ferrante.lynn@everyactioncustom.com on behalf of Lynn Ferrante
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:38:46 AM

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

Dear Board of Supervisors,

I live on Union Street close to Van Ness Ave. on the Russian Hill side. I am deeply disturbed by the proposed height, increases not only on Van Ness, but that go up along the adjacent blocks of Van Ness. These cross streets are currently almost entirely small residential with duplexes, triplexes and some six plexes. This is a significant and irreversible land use change without precedent. Hear your constituents please! There are other ways to address housing.

I have many concerns:
- The scale of buildings proposed will radically change neighborhoods that do not have the infrastructure to support them, cause the loss of existing businesses along Polk Street, add traffic and noise to residential neighborhoods already overwhelmed by diversion of traffic to streets like Union St during the bus lane on Van Ness construction period
- Van Ness is only just recovering from the multi years of construction of a median bus lane. This decimated many businesses. Additional construction on Van Ness, with multiple cement trucks and heavy cranes, will discourage people from frequenting Van Ness businesses and cause traffic fiascos and deterioration of the roadway
-Why is the no affordable housing included?
- Why not allow residential units on the ground floor of larger buildings which would increase the number of housing units? We do not need any more Pilates businesses.
- yes, developers want to build big, and get prime $ for multiple high floor units with Bay views. However, you are just catering to developers and taking away from your existing constituents by lowering the value of smaller buildings with existing views without compensation. You say “views do not count in land use squabbles” but you are forgetting the financial component which is a big + for developers and a big minus for others

I urge you to hold a Committee of the Whole hearing on Mayor Lurie’s plan. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Do not turn San Francisco into Miami.

Sincerely,
Lynn Ferrante
San Francisco, CA 94109

From:	audreycrls@everyactioncustom.com on behalf of Audrey Carlson
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:43:59 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: I am very concerned that any plan will simply be overridden by our very own State Senator Weiner's legislation. We need a guarantee from Weiner that he won't overturn this.

Sincerely,
Audrey Carlson
San Francisco, CA 94123

From:	knbnknk@everyactioncustom.com on behalf of Barbara Hori
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:45:28 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history.
I was born and raised in San Francisco, so I am disturbed and upset by these proposed changes to my neighborhood, my city.

It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Barbara Hori
San Francisco, CA 94132

From: mpegdietz@everyactioncustom.com on behalf of Margaret Dietz
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:46:44 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:
I want to know why, if this is about AFFORDABLE HOUSING, the Upzoning Plan targets parcels that are currently RENT CONTROLLED BUILDINGS, (ie, Affordable Housing), for heights that double the current buildings' height, thereby incentivizing the demolition of rent-controlled housing. Rent controlled buildings must be zoned at their current height to remove this perverse incentive.

Second, this Upzone Plan offers the same old remedy for achieving more Affordable Housing - a fund that developers pay into in lieu of actuallyproviding Affordable units for sale or rent. Where is that money? How much money has been paid in? How much money has been spent, and where and how?

Third, does the Upzoning Plan plan for the maximum number of units that can be sustained in a drought?

Sincerely,
Margaret Dietz
San Francisco, CA 94109

From:	bapresta@everyactioncustom.com on behalf of Barbara Presta
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:47:58 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Other solutions exist that are not this drastic. San Francisco is currently a unique beautiful city. This will not longer be true if high rises
pop up in our neighborhoods.

Sincerely,
Barbara Presta
San Francisco, CA 94123

From:	kielygomes@everyactioncustom.com on behalf of Karen Schwartz
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:49:44 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:
In my neighborhood (D8, Market Street and Noe) we have about 500 new units in several big new buildings. We have done our part for density increase already! Preservation keeps our city intact, beautiful and attractive.

Sincerely,
Karen Schwartz
San Francisco, CA 94114

From: shoshod5623@everyactioncustom.com on behalf of shoshanah dobry
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:49:57 AM

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

Dear Board of Supervisors,

Dear Mayor Lurie & Supervisors:

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Living in D10 I have witnesses the major disuse & abuse of one district due to a lack of political pull & monied interests. We & the rest of the City don't need this real estate & building power grab by Mayor Lurie & Scott Weiner. It doesn't work & we need a more measured approach to our housing issues. This being said I am in no way advocating for less housing/building. I would ask that a more district by district approach with the burden being spread equally across the City.

Sincerely,
shoshanah dobry
San Francisco, CA 94124

From:	judydoanesf@everyactioncustom.com on behalf of Judy Doane
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:52:09 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Judy Doane
San Francisco, CA 94115

From:	esens123@everyactioncustom.com on behalf of Erik Sens
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 10:52:36 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Erik Sens
San Francisco, CA 94122

From: mail@everyactioncustom.com on behalf of Josie Brown
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:54:24 AM

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

Dear Board of Supervisors,

I strongly urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It certainly should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors. All elected officials who are responsible for the loss of affordable housing should be on record so that we may vote them out.

Ergo, limiting public comment to the 3-member Land Use Committee is NOT acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: Your standing in this issue will be noted for the record as will any subsequent remuneration you receive.

Sincerely,
Josie Brown
San Francisco, CA 94123

From: disp006@everyactioncustom.com on behalf of Terrence McKenna
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:55:51 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:I don't understand why developed neighborhoods are being targeted. At the foot of Geneva at Bayshore there is hundreds of acres of undeveloped land which would provide room for several new neighborhoods yet this area isn't even being discussed

Sincerely,
Terrence McKenna
San Francisco, CA 94112

From: erika.awakening@everyactioncustom.com on behalf of Erika Frick
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 10:56:12 AM

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

Dear Board of Supervisors,

Dear Supervisors,

As a 25-year resident of Nob Hill, I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan," which I vehemently oppose. The stated reasons for these radical changes to our beautiful City do not hold water, as exemplified by the struggle 875 California St has had in selling even a limited number of condos since they blotted out views six and a half years ago!

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

- These condos will uglify our beautiful city for no reason!

- San Francisco's population growth does not justify this radical increase in housing.

- Very few affordable units are included. There is nobody to buy these mostly very expensive condos.

- As I understand it, the proposed housing is way beyond anything the state requires.

- All over social media, we see the real people of SF opposing this reckless building, yet Supervisors do not appear to be listening to the will of the People.

- Building should occur gradually with continuous reassessment of impact and actual needs. 875 California's difficulty selling units for YEARS already shows that our opposition years ago was well founded.

Please put a halt to this madness.

Sincerely,
Erika Frick
San Francisco, CA 94108

From: karenannbash@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 10:57:01 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Karen Bash

California

From:	peterboothlee@everyactioncustom.com on behalf of Peter Lee
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:01:47 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Peter Lee
San Francisco, CA 94118

From: schuttishtr@everyactioncustom.com on behalf of Georgia Schuttish
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:03:49 AM

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

Dear Board of Supervisors,

Dear President Mandelman, Chair Melgar, Members of the Board of Supervisors and Mayor Lurie:

As a resident of San Francisco since 1979 and as someone who has attended every meeting on the Rezoning at the Planning Commission and the one on June 16th at the LUT, I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This is a complicated piece of legislation that will determine the direction of San Francisco for the next 50 years.

Now there are going to be new amendments to the FZP.

The public needs to learn about these new amendments and be able to digest them and then comment on them.

Many people are just becoming aware of the Rezoning or have only become aware of the Rezoning in the past year.

Please schedule a Committee of the Whole Hearing prior to the Thanksgiving and all the end of the year holidays.

Thank you.

Georgia Schuttish

Sincerely,
Georgia Schuttish
San Francisco, CA 94131

From: nuptial.51.boxes@everyactioncustom.com on behalf of stephanie de maria
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:04:32 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

We need community input and the chance to state our concerns to the full board before the vote. Preserve all the historical neighborhoods in SF

Sincerely,
stephanie de maria
San Francisco, CA 94133

From:	jmhurabiell1@everyactioncustom.com on behalf of Judi Hurabiell
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:07:56 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Judi Hurabiell

From:	kumasong@everyactioncustom.com on behalf of Karen Kirschling
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:10:32 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Karen Kirschling

From:	bilgepump100@everyactioncustom.com on behalf of Robert Hall
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:13:08 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Robert Hall
San Francisco, CA 94117

From: redpl@everyactioncustom.com on behalf of Renee Lazear
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:15:01 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Renee Lazear
San Francisco, CA 94116

From:	benjamin.kuslits@everyactioncustom.com on behalf of Ben Kuslits
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:18:20 AM

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

Dear Board of Supervisors,

Hello,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

I have lived in the city for 12 years, and cherish the character and identity of its unique neighborhoods. The mayor's plan will irreparably damage neighborhoods, does little to remediate constituent concerns or demonstrate how the plan would actually create affordable housing, and will primarily benefit private developers.

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Ben Kuslits
San Francisco, CA 94117

From:	elemjw@everyactioncustom.com on behalf of Lin Joe
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:18:56 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

We love our City and feel you do too. Listen to your constituents! Hear our voices and concerns!

In my humble opinion, Our Shared Vision of San Francisco's Future Development will in most instances result in a better outcome for all.

Sincerely,
Lin Joe
San Francisco, CA 94122

From: glish.lauren@everyactioncustom.com on behalf of Lauren Glish
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:19:39 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:
Everything I have read about SB 79 and this new SF zoning plan has led me to conclude that the plan is irresponsible, would cause grave, irreversible harm to the city and is not what your residents, including myself, actually want.

Earlier this summer I sent an email expressing how devastated I would be to see this zoning plan go through. I've leased an apartment in the Marina district for over a decade — and the additional zoning plans along Lombard, Chestnut, Fillmore, and in Pacific Heights will permanently destroy the views and non-high rise charm of this beautiful area that I love. And the same holds true for almost all other neighborhoods impacted by the proposed zoning map.

All of the other San Francisco residents I have spoken to about this are in agreement that they would not want to stay in San Francisco either during the construction, or after the construction of all these new high-rise buildings.

As our elected officials, it is unacceptable to move this forward without all 11 supervisors hearing all public concerns. And I believe that failing to do this will cause many of Lurie's current supporters to turn against him.

Sincerely,
Lauren Glish
San Francisco, CA 94123

From:	guybristow@everyactioncustom.com on behalf of Guy Bristow
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:19:53 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Guy Bristow
San Francisco, CA 94123

From:	stevenaflamm@everyactioncustom.com on behalf of Steven Flamm
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:20:23 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Steven Flamm
San Francisco, CA 94123

From:	kathygee606@everyactioncustom.com on behalf of Kathleen Gee
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:20:25 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Kathleen Gee
San Francisco, CA 94118

From:	eliseravel3@everyactioncustom.com on behalf of Elise Ravel
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:20:28 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Elise Ravel
San Francisco, CA 94131

From:	lbkerester@everyactioncustom.com on behalf of Laurie Berk
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:20:31 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

The existing proposed upzoning plan is flawed in many ways and feels like a developer's give-away. Views from the north toward the City will be negatively impacted with high rise buildings in the Marina, affecting the beauty of this City admired by residents and visitors alike. The north side of the City may not have seen the most recent density development, but it is one of the most densely populated parts of the City - it is just that building took place years ago. There are many high rises in Pacific Heights in particular, especially east of Fillmore along Vallejo, Broadway, Pacific, Jackson and more. More citizen input needs to considered before this proposed plan is approved.

Sincerely,
Laurie Berk
San Francisco, CA 94123

From: brainz_ca@everyactioncustom.com on behalf of Karin Hu
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:21:34 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

I have lived in SF for decades. I plan to stay in SF forever and am alarmed at how new money, trendy Tech culture, and real estate development companies aim to change our neighborhoods from family homes to studios & small 1 BD apartments.

Families want homes with at least 2-3 BR bedrooms and yard space. Don't support the destruction of these homes in SF, making families move to suburbs and other cities.

I want to hold ALL Supervisors accountable for their vision of San Francisco and how they represent the goals of their constituents.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Karin Hu

From:	Sandra Monk
To:	BOS-Supervisors
Subject:	Please Amend the Mayor"s Redevelopment Plan-- It does nothing for housing affordabilty for so many San Franciscans.
Date:	Monday, October 20, 2025 11:23:30 AM

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

Members of the Board of Supervisors,

The Mayor's "one size fits all" upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the basic housing construction we need throughout the city.

Here is a better plan, designed by real housing advocates
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.

Workers who provide CCSF services and build housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government.

We need your creative leadership now more than ever!

Sincerely,

Sandra Monk
sandra.monk@ucsf.edu
2425 MISSION ST APT C
San Francisco, California 94110-2414

From:	kathygrogan@everyactioncustom.com on behalf of Kathy Grogan
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:23:32 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Thank you.

Sincerely,
Kathy Grogan
San Francisco, CA 94116

From: dahlems@everyactioncustom.com on behalf of Monica Dahlem
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:23:33 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Please do not strip away our local voices.
The current plan has a lack of safeguards in our communities and is proceeding without public comment, thoughts, votes.
There are no guardrails for this, which may result in unintended consequences.
What makes SF so vibrant and wonderful is the ability to be seen and heard, and this current plan as it stands, is taking away that ability with one swoop.

Sincerely,
Monica Dahlem
San Francisco, CA 94123

From: bilgepump100@everyactioncustom.com on behalf of Robert Hall
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:24:39 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Robert Hall
San Francisco, CA 94117

From: ckutler2@everyactioncustom.com on behalf of Caroline Kutler
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:25:40 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

My family and I live in Jordan Park and the lack of nuance and detail in this plan is astounding. We have two massive developments already approved in our neighborhood (the CPMC Hospital on California and 3333 California - BOTH by the Pardo Group). These developments together are slated to add nearly 1300 units to our neighborhood. That is a massive increase in a small historic community without any consideration of how that impacts local infrastructure. The current upzoning plans do not take these existing and APPROVED developments into consideration when allowing for massive height increases in development. This is a thoughtless and reckless plan that is being shoved down our throats without any consideration for impact on communities. I completely agree that we need to increase housing in SF but a one size fits all blanket approach is not the way to do it.

Sincerely,
Caroline Kutler
San Francisco, CA 94118

From:	sharon_purewal@everyactioncustom.com on behalf of Sharon Purewal
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:26:29 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Sharon Purewal
San Francisco, CA 94123

From: judydoanesf@everyactioncustom.com on behalf of Judy Doane
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:27:38 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Judy Doane
San Francisco, CA 94115

From:	madrider317@everyactioncustom.com on behalf of Thomas Jordan
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:28:05 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Thomas Jordan
North Hollywood, CA 91605

From:	bapresta@everyactioncustom.com on behalf of Barbara Presta
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:28:39 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: Other solutions are possible to increase affordable housing. Solutions that do not destroy our neighborhoods.
I believe this can be accomplshed within the current 40 foot height limit in neighborhoods, with increased height buildings in the downtown area where buildings of these heights already exist.

Sincerely,
Barbara Presta
San Francisco, CA 94123

From: Jacqueline Rios
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 11:29:08 AM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Jacqueline Rios SF tenant

Jacqueline
California

From: gfpedler@everyactioncustom.com on behalf of Gary Pedler
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:30:26 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Gary Pedler
San Francisco, CA 94114

From:	ericajoykatrak@everyactioncustom.com on behalf of Erica Katrak
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:30:27 AM

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

Dear Board of Supervisors,

Please hold a Committee of the Whole hearing on the Family Zoning Plan. Isn't this a government that cares about its residents' voices? A model for the rest of the country on how to build smart, resilient cities that address actual needs because their residents are actively involved in shaping it?

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors. It should not steamroll others into implementation because a handful of people with power are willing it to be so. It needs to be nuanced and shaped by the people who call this place home and hope to for a very very long time.

Limiting public comment to the 3-member Land Use Committee is not acceptable, nor wise. It doesn't help San Francisco continue to meet the needs of its people, it overrides their voices. Please call a Committee of the Whole hearing before any final vote!

Erica

Sincerely,
Erica Katrak
San Francisco, CA 94114

From:	elaine@everyactioncustom.com on behalf of Elaine Katzenberger
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:31:37 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Elaine Katzenberger
San Francisco, CA 94112

From:	ehirst1603@everyactioncustom.com on behalf of Eileen Hirst
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Monday, October 20, 2025 11:31:38 AM

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

Dear Board of Supervisors,

I am a 50+ year resident of San Francisco and have lived on Russian Hill for more than 30 years. At the D3 Democratic Club meeting where Planning staff presented this plan, there was a fair amount of pushback. Planning staff sought to reassure the crowd by saying that almost none of this housing will ever be built, and that this is a 50-year plan.

In other words, this plan is not going to produce the workforce, family-appropriate housing needed right now. And, the Planning Department knows it.

Mayor Lurie, you are so proud of the 40-person SFPD recruitment class, but you can look forward to those new members leaving San Francisco as soon as they advance in ranks, couple up and start families. They will buy affordable houses on the edges of the Bay Area and put up with a punishing commute until they transfer to a public safety agency close to their home. Your plan expects them to wait until private developers build lots and lots of luxury housing, so many that all housing will go down in price. By that time, if it ever happens at all, that recruit class will be ready for retirement.

This plan needs to go back to Planning with a directive to identify parcels ripe for development, with no displacement of tenants or businesses. Then, the City should partner with developers to acquire financing and streamline permitting, and get housing built in time for that recruit class to move into it.

Supervisors, I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan". The entire Board needs to hear that there is a better way to meet the state mandate, one that will actually produce housing.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Thank you.

Sincerely,
Eileen Hirst
San Francisco, CA 94109

From: sm4art2@everyactioncustom.com on behalf of Suzanne Martin
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:33:29 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: please protect all rent controlled apartments. Please do not demolish all rent controlled apartments. Thank you.

Sincerely,
Suzanne Martin
San Francisco, CA 94109

From: maureen@everyactioncustom.com on behalf of Maureen Holt
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:37:32 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

We live in D2, one of the districts that, at least in its historical intent, speaks to the uniqueness and quirkiness of what SF has always represented - to those of us who live here and those who choose to come visit here. This is why our neighborhoods are desired tourist destinations. People do not come to SF to see Manhattan sized buildings. People do not choose to live in SF for Manhattan height apartments. The entire premise of "needing" multi-tier high rises in traditional/historical family neighborhoods reeks of disingenuousness. Creating canyons of unnecessary high rises not only diminish light, one of the key variables which affect both quality of life and perceived happiness but also flies in the face of the purported objective of creating "affordable housing". A 16th floor apartment on Lombard with unadulterated views will NEVER be "affordable housing" - neither will a 2nd floor apartment in the same building. We all know that and it is insulting for communications to keep delivering that message. Meanwhile, we have plenty of unused space all over downtown that we are all supposed to believe cannot be adapted for housing, if that is indeed what we are after. Residents are seriously disappointed in the direction that BOS/Planning Dept/Committees are taking that show little respect for this city we all love.

Sincerely,
Maureen Holt
San Francisco, CA 94123

From: mmshea03@everyactioncustom.com on behalf of Maureen Mullane
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:37:53 AM

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

Dear Board of Supervisors,

We implore you to take this slowly and thoughtfully.

Do not rush into legislation that you can not reverse.

You represent the people of San Francisco so listen to us.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Think this through.

Sincerely,
Maureen Mullane
San Francisco, CA 94127

From: info@everyactioncustom.com on behalf of Renee Lazear
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:42:09 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

October 20, 2025

To: Board of Supervisors' Land Use and Transportation Committee
Re: Upzoning Plan - Oppose

I am Renee Lazear, a longtime/multi-generation resident of District 4 (D4) and Outer Parkside, a 5th generation Californian, a co-founder of SON-SF (Save Our Neighborhoods SF) and a member of NUSF. I am opposed to the current Map proposals for Upzoning for the multiple reasons that have been shared at several meeting and/or hearings that will ruin our Communities & Neighborhoods.

In D4, we have already begun to feel the consequences of these reckless plans.

Though not directly associated with Upzoning, the closure of Great Highway has increased traffic on our streets along with the associated risks and if this plan passes the traffic will only increase even more without another proper traffic management plan.

Those of us who are opposed to this upzoning plans have been called "NIMBY" and unaccepting of change by certain people, but my family has been in the same home for half this City's history. We've lived through significant change & not shied from it but learned to differentiate progress from dumping. We aren't about nothing in our back yards but: what is to be placed there, what purpose it serves, what benefit it brings for the costs it extorts, in short, we're reasonable.

There are many other options currently available to provide Housing, such as revitalizing Downtown and converting offices into residential, to name a few options.

This City's not the sum of its monuments but the layers fashioned by generations into neighborhoods and the working communities that are inseparable from them.

Modern history has many examples of someone else's idea of the future that lasted barely two decades but destroyed permanently, many functioning neighborhoods.

Upzoning as proposed is a reactionary political expediency, no different than the Urban Renewal that plowed working communities into towering failures. I ask that the current Upzoning Map proposal be rejected and that going forward a real effort is made to engage the local public in reasonable discussions for reasonable plans.

Thank you,
Renee Lazear, Co-founder
SON-SF ~ Save Our Neighborhoods SF

Sincerely,
Renee Lazear
San Francisco, CA 94116

From: lareinatitania@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 11:49:28 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!
Most of us are not millionaires, cannot afford to buy new housing that is "affordable" and will

end up homeless and dead too soon if this continues as planned.
Thank you.

Sincerely,
Marsha Henderson

lareinatitania@gmail.com
4304 18th St.
San Francisco, California 94114

From: Joe Chmielewski
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 11:50:36 AM

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

Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,
Joseph Chmielewski

Joe Chmielewski
jcin506@yahoo.com
50 Golden Gate Ave #506
San Francisco , California 94102

From: ribeiromarie@everyactioncustom.com on behalf of Marie Ribeiro
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:52:15 AM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Here in Glen Park we are ALREADY OVERLOADED as a transportation hub. Oursmall street infrastructure DOES NOT support 6 story housing in CENTRAL DOWNTOWN GLEN PARK . (Chenery @ Diamond and Kern St specifically.)

Doing so puts PEDESTRIANS and BIKE RIDERS. ALREADY AT RISK into MORE DANGEROUS RISK.

OUR SMALL STREET INFRASTRUCTURE demands a more individualized look at each specific neighborhood into affordable housing projects. ONE SIZE FIT ALL DOES NOT SERVE ANYONE.

Trying to fix the mistakes of the past with the same kind of blanket /sweeping regulations WILL NOT WORK. WE SHOULD NOT HAVE TO PAY FOR THE MISTAKES OF THOSE IN CHARGE.

PLEASE VOTE AGAINST THIS

Sincerely,
Marie Ribeiro

From: carole.glosenger@everyactioncustom.com on behalf of carole glosenger
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Monday, October 20, 2025 11:52:57 AM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: the upzoning plan is theworst idea for San Francisco. large apartment buildings in low height neighborhoods will be ugly and disruptive. If this plan goes through in the future people will say "who the hell let that happen" it looks like the "projects". They will say " That was Mayor Lurie".

Sincerely,
carole glosenger
San Francisco, CA 94117

From: Doug Woods
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 20, 2025 11:55:48 AM

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Members of the Board of Supervisors,

The Mayor's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse without significant amendments, by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

There is a better way forward that meets State capacity mandates without displacement, while ensuring housing built is affordable to San Franciscans. As a voting constituent, I urge you to include these policies in any upzoning plan:
Create an Affordable Housing Special Use District (SUD) to require a minimum of 50% truly affordable development on large opportunity parcels.
Carve out ALL 100,000 rent-controlled homes (representing 200k renters) from the Mayor's Plan. Our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. We can build the housing we need on opportunity sites that do not include rent-controlled homes.
We should be requiring MORE affordable homes – not replacing them with market-rate units. Please vote down any proposals to swap BMR homes for rent-controlled market rate units. And increase the BMR inclusionary requirements to 20% on-site, so that the private housing that does end up getting built is at least affordable to 20% of working San Franciscans.
Require family-sized housing for a growing San Francisco and require developers to make 50% of the units 2-3 bedrooms plus communal living space.
Truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses, requiring developers provide relocation costs starting at $150k and turn-key "warm shell" tenant improvements for displaced small businesses.
Workers who build our housing deserve a living wage. Include local prevailing wage requirements in Mayor's Plan.
Protect public access to our waterfront and environmental protections for our coast. Do not side with Trump policies to privatize and develop our protected coastal waterfront and carve out the parcels that should be protected for the public.
Finally, beyond this legislation — please get serious about an affordable housing financing strategy. The lack of political will to move forward voters' number one priority is disheartening – the City can and must be stronger advocates for San Franciscans to the State and the Feds, beyond private fundraising for Downtown. Our neighborhoods cannot afford to wait for the private market to do the job of local government. We need your creative leadership now more than ever!

Sincerely,

Doug Woods
dwoods999@comcast.net
999 Fell St.
San Francisco, California 94117

From:	Carroll, John (BOS)
To:	"Elizabeth Madrigal"
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: 10/20 San Francisco Land Use and Transportation Committee - MidPen Housing Letter in Support of Family Zoning Plan - BOS File Nos. 250700 250701 250966
Date:	Monday, October 20, 2025 11:44:00 AM
Attachments:	MidPen Housing Letter on Family Zoning Plan, Land Use Committee.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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

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

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From: Elizabeth Madrigal <elizabeth.madrigal@midpen-housing.org>
Sent: Monday, October 20, 2025 10:52 AM

To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: 10/20 San Francisco Land Use and Transportation Committee - MidPen Housing Letter in Support of Family Zoning Plan

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

Good morning,

Attached you will find MidPen's Housing's letter in support of the Family Zoning Plan, regarding item #2 at today's Land Use and Transportation committee meeting.

Please confirm receipt.

Best,

Elizabeth Madrigal | Policy Manager
MidPen Housing Corp.
275 Main Street, Suite 204, Watsonville, CA 95076
c. 831.240.8853
She | *Her* | *Hers*

MidPen HOUSING
Building Communities. Changing Lives.

October 20, 2025

Land Use and Transportation Committee
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Subject: Letter of Support for Family Zoning Plan

Dear Supervisors Melgar, Chen and Mahmood,

MidPen Housing is pleased to write to you in support of the Family Zoning Plan. We appreciate the time and care that has gone into developing this rezoning program with the intent of it leading to the production of desperately needed multifamily affordable housing in all neighborhoods throughout San Francisco.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed 139 communities and over 10,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California. In San Francisco, our team recently developed Shirley Chisholm Village which includes 135 affordable homes with a preference for SFUSD educators. Shirley Chisholm Village was the first 100% affordable housing development to break ground in the Sunset District in the last decade. Of the three affordable housing projects in the pipeline for District 2, two of them are developments of ours which will add 167 new affordable homes to the area.

The City and County of San Francisco's Regional Housing Needs Allocation (RHNA) sets a goal of 82,069 new homes by 2031. Over half of these homes have a target of being affordable to residents making 80% of the Area Median Income (AMI) and below. In order to meet these goals, San Francisco must utilize all tools at its disposal to increase multifamily housing development and ensure that production benefits everyone across the income spectrum. Drawing from deep experience working with jurisdictions across the Bay Area on housing element policy, our team published a guide on best practices.

The Family Zoning Plan is an important step toward remedying historic patterns of segregation by dismantling hallmarks of exclusionary zoning and by allowing denser multifamily housing in northern and western neighborhoods. These well-resourced neighborhoods represent more than 50% of the city's total land but only 10% of all new housing built in the last 15 years. Our team is glad to be actively contributing towards building affordable housing in Housing Opportunity Areas to meet the city's mandate of Affirmatively Furthering Fair Housing.

Thank you for your leadership and ongoing commitment to the production of affordable housing. Please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, with any questions at 650-477-6195 or nmerriman@midpen-housing.org.

Best Regards,

Nevada V. Merriman
Vice President of Policy and Advocacy

CC: Matthew O. Franklin, President and CEO, MidPen Housing
Elizabeth Madrigal, Policy Manager, MidPen Housing

From:	Carroll, John (BOS)
To:	George Wooding
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: 250966, 250700, 250701
Date:	Monday, October 20, 2025 11:44:00 AM
Attachments:	Housing Alert v2.docx image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

John Carroll
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San Francisco City Hall, Room 244
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From: George Wooding <gswooding@gmail.com>
Sent: Sunday, October 19, 2025 9:41 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>; George Wooding <gswooding@gmail.com>
Subject: 250966, 250700, 250701

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

October 19, 2025

Dear Mr Carroll,

Please submit the attached letter, regarding the San Francisco Land Use October 20 Land Use Committee as written testimony.

Thank you for your consideration.

Respectfully,

Housing Alert

Notice of potential rezoning of height and or density in San Francisco. Please stop this bad zoning law by attending the September 11 Planning Commission meeting, testifying against this zoning proposal, and/or writing a letter.

Why didn't the San Francisco Land Use and Transportation Committee's District seven (D7) Committee Chair, Myrna Melgar want to notify San Francisco residents of the massive rezoning changes to the planning code that would impact their neighborhoods? The Committee was counting on an uninformed public. Public ignorance is political bliss.

In opposition, Sup. Connie Chan (D1) introduced legislation that would require the Planning Department to send a notice by US mail to every residential or commercial tenant and every property owner within 300 feet of a proposed zoning change. Chan's legislation won at the Board of Supervisors on an eight to three vote. The three votes against the legislation were Myrna Melgar (D7), Bilal Mahmood(D11) and Matt Dorsey (D6).

Melgar said that the rezoning notification to the public is "not necessary." Why would Melgar be worried about 300,000 notifications? Well, maybe 200,000 residents might be concerned and another 50,000 residents might be angry. For the D7 supervisor who represents a moderate district with the most residential housing, Melgar is starting to act more like a YIMBY (Yes In My Back Yard) every day. It might be time for her to have lunch with Scott Wiener and Joel Engardio to discuss strategy.

"In the neighborhoods I represent, many have a lot of concerns and doubts about displacement," Chan said. "Not just tenants, but small businesses and aging homeowners, are worried they could fall victim to speculative real estate investors and be displaced."

Replacement of Demolished Units: For rent-controlled units in areas targeted for increased density and potential demolition under the plan, there are stipulations requiring that any demolished rent-controlled unit be replaced with another rent-controlled unit, and that the displaced tenants have the right to return to the new building. Residents cannot afford to wait while their housing is torn down and rebuilt.

Mayor Lurie's "Family Zoning" plan in San Francisco is a subject of intense debate, with concerns raised about its potential impact on existing tenants. While the plan aims to increase housing availability and affordability, opponents argue that it will lead to displacement.

Lurie's plan will only succeed in making developers rich, while diminishing the quality of life in San Francisco. Rent and housing prices will increase—not decrease because of the scarcity of land, less affordable housing will be built and fewer small businesses will remain open. There will be less affordable housing—not more.

In 48 Hills, August 3 article, titled "Small Business Commission rejects (for now) Lurie's upzoning plan" Calvin Welsh states, "This isn't an affordable housing program. This is a real-estate development plan, a plan for speculators. … Haight Street will see the displacement of roughly 50 percent of neighborhood businesses. There is nothing in this plan to preserve neighborhood serving retail.

Further, "If you want it in this plan, this commission [Planning Commission] must come up with the language. … You should amend the plan to require preservation of neighborhood businesses and neighborhood shopping districts." Calvin Welsh is right.

The upzoning plan is difficult to understand. So…this provides the simplest explanation of Mayor Lurie's "Family Zoning plan. Developers and billionaires run San Francisco (Lurie is a billionaire). Billionaires and developers donate to local politicians and this gives them immense power over City Planning---ask former Planning Director Rich Hillis who stated on his May 3rd resignation letter, "I'm looking forward to taking some time off and thinking about what is next for me."

The Family Zoning plan was never about affordability. The Planning Department was ordered to create as much height and square footage as possible for developers. The plan was designed to demolish huge chunks of residential housing and Neighborhood Districts (NCDs). The demolision zones are permanent. Now that most of Planning's permit and CEQA and building guidelines have been removed or reduced, developers can do just about anything that they want to.

Developers can also get rid of affordable housing by paying an inclusionary housing fee or In Lieu fees to the Mayor's Office of Housing and Community Development (MOHCD). By paying these fees, Developers can now purchase the Planning Departments permission to build much more profitable Market-Rate structures. Developers will make a fortune as they carve-up San Francisco's NCDs and residential housing.

The Mayor's "Family Zoning Plan" should be renamed "The Developer's Demolition and Displacement of NCDs and Residential Neighborhoods" plan

Over 50% of San Francisco's storefronts have already closed: A San Francisco Chamber of Commerce study from August 2020 revealed that 54% of storefront businesses in San Francisco had closed due to COVID-19, with approximately 1,300 closures.

Data from the city planning department suggests that a significant number of small businesses in neighborhood commercial districts (NCDs) could face displacement under Mayor Lurie's plan to allow more housing density. Developers might be encouraged to demolish existing small buildings, which often house small businesses, to build larger residential structures. San Francisco's small business community may start to face extinction.

No small business can survive waiting for four years to have its location rebuilt. Some San Francisco Supervisors are discussing creating a small business relocation fund. Where will the business go and what will it cost to relocate. How much money would a developer be charged? Supervisor Myrna Melgar is trying to create legislation to develop this fund.0}

It's important to note that the Mayor's plans are multifaceted, and some aspects can potentially displace existing residents. Where will these residents go?

Under San Francisco's 2022 housing element and state law, the city must expand housing affordability and availability. This proposed citywide rezoning may increase the height and/or density limits of your neighborhood or others in your neighborhood.

The main purpose of this massive rezoning was to build more affordable housing. The only affordable housing that will be built will be subsidized by the Mayor's Office of Housing and Community Development (MOHCD). The MOHCD is broke. Developers will not want to build new affordable housing because it will not be profitable.

Under existing planning guidelines, developers can pay the city extra money (inclusionary housing fees and/or in lieu fees) to not build affordable housing. Thus, the city makes money on projects that do not abide by affordable housing guidelines, and developers sell residential units at market-rate prices.

Sadly, San Franciscans with an average median Income (AMI) of $150,000 or less could not afford to purchase any affordable housing without being subsidized. Yimby's members will still be living in their parent's basement.

Delete44444/Dlete[**The Family Zoning Plan is only partially about height and density; the real purpose is to create permanent demolition zones throughout San Francisco—especially on the Westside.** }

"This rezoning legislation is a key step toward meeting our state housing goals. We are laying the foundation for small and midsize housing projects in areas of the city where we have seen little housing production, allowing us to welcome new residents while supporting long-term tenants and small businesses," said **Sarah Dennis Philips, Director of San Francisco Planning Department**. "The mayor's Family Zoning plan effectively balances the preservation of our city's character with the necessary flexibility to ensure San Franciscans across all income levels can continue to call this great city home." Phillips was appointed by Lurie to be the new planning director in June.

Phillips statements regarding the Mayor's Family Zoning Plan is puffery The Family Zoning Plan is only partially about height ////density and affordability; the real purpose is to create permanent demolition zones throughout San Francisco—especially on the Westside.

DeleteThe Planning Department's demolition maps and guidelines will be designed to make as much money for developers as possible. These developers, in turn, will make contributions to local politicians.}

Ninety percent of the Planning Department's revenue comes from issuing permits.

The endgame is ////////"Density Decontrol" in San Francisco. Density Decontrol is a zoning policy being proposed in San Francisco that would remove unit limits on properties, allowing developers to build as many or as few residential units as possible within a building's height and space limitations. This proposal is a key part of San Francisco's efforts to address its housing crisis and meet state-mandated housing targets.

Residents should certainly be aware of Mayor Lurie's Family Zoning Plan, especially if they wish to save San Francisco's small businesses, residential housing, and special character of our neighborhoods, and be allowed to respond before the legislation becomes law.

If you love San Francisco, please don't support Mayor Lurie's housing plan. Neighborhood character will be destroyed as 40-foot-high housing will be allowed in residential mid-block streets and 55+ foot residential housing will be built on corner lots. NCD's will be built at 65', -140'+.

Every homeowner and renter should attend these two meetings:

-The D4/D7 Town Hall on Sep 4th is to ensure west side residents are aware of what's happening with the rezoning, and energize them, ***after*** they receive the public notices (week of Aug 11) and ***ahead*** of the Sept 11 Planning Commission Vote & Sept 16 D4 Recall Election of Joel Engardio. There will be press coverage and potentially a live stream, to ensure reach.
Location: Irish Cultural Center (Thursday, Sept 4, 6 pm)

For questions or to request a meeting with the planning department on the family zoning plan email: sf.housing.choice@sfgov.org

PLANNING COMMISSION HEARING DATE:

Thursday, September 11, 2025

Place:

City Hall, 1 Dr. Carleton B. Goodlett Place, Room 400, 12:00pm (noon)

CASE TYPE:

Planning Code and zoning map amendment

San Francisco Planning Commission

Project Name:

San Francisco zoning plan (Housing Element Rezoning program)

Case# 20021-00587CWP

QR Code Link: https://sfplanning.org/sf-family-zoning-plan

Board File Nos: 250700 and 25076

George Wooding

From:	Carroll, John (BOS)
To:	Quintin Mecke; Lurie, Daniel (MYR)
Cc:	Segal, Ned (MYR); Chen, Lisa (CPC); Tanner, Rachael (CPC); Bonde, Aly (MYR); White, Ben (MYR); Dennis Phillips, Sarah (CPC); Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Affordability in the Proposed Family Zoning Plan - BOS File Nos. 250700 250701 250966
Date:	Monday, October 20, 2025 11:44:00 AM
Attachments:	CCHO Letter, Affordability in Family Zoning Plan.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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
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From: Quintin Mecke <quintin@sfccho.org>
Sent: Monday, October 20, 2025 11:24 AM

To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>
Cc: Segal, Ned (MYR) <ned.segal@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Bonde, Aly (MYR) <aly.bonde@sfgov.org>; White, Ben (MYR) <ben.white1@sfgov.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>
Subject: Affordability in the Proposed Family Zoning Plan

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

Dear Mayor Lurie,

On behalf of the Council of Community Housing Organizations (CCHO) and our member agencies, we write to express deep concern that the proposed Family Zoning Plan, while well-intentioned, lacks a clear and realistic pathway to producing affordable housing in San Francisco.

Our coalition has decades of collective experience developing, financing, and building affordable housing across the city. Based on that experience, we think it's critical to provide a plausible pathway for achieving the affordability outcomes our city desperately needs.

We recognize the importance of submitting a zoning-compliant map to the California Department of Housing and Community Development (HCD) that demonstrates theoretical capacity.

However, as currently drafted, the Family Zoning Plan offers no meaningful mechanism for actually delivering the affordable homes required to meet San Francisco's Regional Housing Needs Allocation (RHNA) goals.

The private market is simply not designed or fiscally equipped to produce deeply affordable units, and there are no provisions that enable affordable housing developers to acquire land, access financing, or build at the scale required.

Affordability Is San Francisco's Defining Challenge

Affordability is the single most urgent issue facing San Franciscans today. Yet the Family Zoning Plan—like many initiatives before it—relies heavily on the private market to deliver affordability. This approach has failed. No scale of market-rate development will generate the deeply affordable housing needed, and inclusionary Below Market Rate (BMR) requirements or in-lieu fees, while important, produce only a fraction of the housing needed and cannot meet the deep affordability mandates set by the state.

In fact, 57% of the rezoning capacity still needed under RHNA—20,300 of the remaining 36,200 units—must serve low-income households. Market-rate development priced at $3,400 for a one-bedroom unit will not meet the needs of San Francisco's low-income families. More than half of family-household residents in the

city are low- or very low-income, including approximately 36% who earn less than 50% of Area Median Income (AMI).

The adopted Housing Element offers a rare opportunity to create a bold, proactive citywide vision for affordable housing—one that the private market cannot and will not deliver. Affordable housing solutions must be implemented citywide and west-side rezoning should prioritize affordable housing, especially in areas that are vulnerable to displacement.

Our Recommendations

To ensure the Family Zoning Plan becomes a meaningful tool for affordability—not simply a symbolic gesture to satisfy state requirements—we urge the following:

1. Amend the legislation to include an Affordable Housing Special Use District (SUD).

Establish a clear framework to incentivize and prioritize 100% affordable housing, including additional height, density, or streamlined approvals for nonprofit and community developers.

Mapping and reserving feasible parcels now will ensure that affordable housing remains a viable and competitive land use even as property values rise. Without targeted site identification, the benefits of upzoning will accrue primarily to private market developers, undermining the Plan's stated intent to support families and low-income residents.

2. Prioritize publicly owned sites for 100% affordable housing.

Designate feasible public parcels—such as **Kirkland Yard**—for 100% affordable projects to ensure that upzoning results in equitable development, not speculative private gain.

3. Commit to a 2026 Affordable Housing Funding Measure.

Pair zoning reforms with public investment. A voter-approved 2026 housing bond or equivalent funding measure is essential to unlock the 17,675 affordable units currently in the development pipeline. These projects are ready to build, but they cannot move forward without financing.

A Call for Leadership

San Franciscans expect real solutions to the affordability crisis. We need a plan that reflects how housing actually gets built, not just where it could be built.

We urge your administration to work closely with us to deliver that plan—one that strengthens communities, stabilizes families, and keeps San Francisco a city for everyone.

We appreciate your leadership and stand ready to collaborate in refining the Family Zoning Plan so it truly delivers on its promise of affordability and equity.

Sincerely,

The member agencies of the Council of Community Housing Organizations (CCHO):

-
-
- Bernal Heights Neighborhood Center
-
-
-
- Bill Sorro Housing Program
-
-
-
- Chinatown Community Development Center
-
-
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- Episcopal Community Services
-
-
-
- Homeownership SF
-
-
-
- HomeRise
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-
- One Treasure Island
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-
-
- People Organized to Demand Environmental and Economic Rights (PODER)
-
-
-

- Progress Foundation
- San Francisco Community Land Trust
- San Francisco Housing Development Corporation
- Self-Help for the Elderly
- Senior and Disability Action
- South of Market Community Action Network (SOMCAN)
- Swords to Plowshares
- Tenderloin Neighborhood Development Corporation (TNDC)
- Young Community Developers

Quintin Mecke (he/him)

Executive Director
Council of Community Housing Organizations
quintin@sfccho.org

CCHO COUNCIL OF COMMUNITY HOUSING ORGANIZATIONS

October 20, 2025

Mayor Daniel Lurie
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

CC: San Francisco Board of Supervisors

Re: Ensuring Affordability in the Proposed Family Zoning Plan

Dear Mayor Lurie,

On behalf of the Council of Community Housing Organizations (CCHO) and our member agencies, we write to express deep concern that the proposed Family Zoning Plan, while well-intentioned, lacks a clear and realistic pathway to producing affordable housing in San Francisco.

Our coalition has decades of collective experience developing, financing, and building affordable housing across the city. Based on that experience, we think it's critical to provide a plausible pathway for achieving the affordability outcomes our city desperately needs.

We recognize the importance of submitting a zoning-compliant map to the California Department of Housing and Community Development (HCD) that demonstrates theoretical capacity. However, as currently drafted, the Family Zoning Plan offers no meaningful mechanism for actually delivering the affordable homes required to meet San Francisco's Regional Housing Needs Allocation (RHNA) goals.

The private market is simply not designed or fiscally equipped to produce deeply affordable units, and there are no provisions that enable affordable housing developers to acquire land, access financing, or build at the scale required.

Affordability Is San Francisco's Defining Challenge

Affordability is the single most urgent issue facing San Franciscans today. Yet the Family Zoning Plan—like many initiatives before it—relies heavily on the private market to deliver affordability. This approach has failed. No scale of market-rate development will generate the deeply affordable housing needed, and inclusionary Below Market Rate (BMR) requirements or in-lieu fees, while important, produce only a fraction of the housing needed and cannot meet the deep affordability mandates set by the state.

In fact, 57% of the rezoning capacity still needed under RHNA—20,300 of the remaining 36,200 units—must serve low-income households. Market-rate development priced at $3,400 for a one-bedroom unit will not meet the needs of San Francisco's low-income families. More than half of family-household residents in the city are low- or very low-income, including approximately 36% who earn less than 50% of Area Median Income (AMI).

The adopted Housing Element offers a rare opportunity to create a bold, proactive citywide vision for affordable housing—one that the private market cannot and will not deliver. Affordable housing solutions must be implemented citywide and west-side rezoning should prioritize affordable housing, especially in areas that are vulnerable to displacement.

Our Recommendations

To ensure the Family Zoning Plan becomes a meaningful tool for affordability—not simply a symbolic gesture to satisfy state requirements—we urge the following:

1. Amend the legislation to include an Affordable Housing Special Use District (SUD).

Establish a clear framework to incentivize and prioritize 100% affordable housing, including additional height, density, or streamlined approvals for nonprofit and community developers.

Mapping and reserving feasible parcels now will ensure that affordable housing remains a viable and competitive land use even as property values rise. Without targeted site identification, the benefits of upzoning will accrue primarily to private market developers, undermining the Plan's stated intent to support families and low-income residents.

2. Prioritize publicly owned sites for 100% affordable housing.

Designate feasible public parcels—such as **Kirkland Yard**—for 100% affordable projects to ensure that upzoning results in equitable development, not speculative private gain.

3. Commit to a 2026 Affordable Housing Funding Measure.

Pair zoning reforms with public investment. A voter-approved 2026 housing bond or equivalent funding measure is essential to unlock the 17,675 affordable units currently in the development pipeline. These projects are ready to build, but they cannot move forward without financing.

A Call for Leadership

San Franciscans expect real solutions to the affordability crisis. We need a plan that reflects how housing actually gets built, not just where it could be built.

Council of Community Housing Organizations
325 Clementina St. San Francisco, CA • ccho@sfccho.org

We urge your administration to work closely with us to deliver that plan—one that strengthens communities, stabilizes families, and keeps San Francisco a city for everyone.

We appreciate your leadership and stand ready to collaborate in refining the Family Zoning Plan so it truly delivers on its promise of affordability and equity.

Sincerely,

The member agencies of the Council of Community Housing Organizations (CCHO):

- Bernal Heights Neighborhood Center
- Bill Sorro Housing Program
- Chinatown Community Development Center
- Episcopal Community Services
- Homeownership SF
- HomeRise
- One Treasure Island
- People Organized to Demand Environmental and Economic Rights (PODER)
- Progress Foundation
- San Francisco Community Land Trust
- San Francisco Housing Development Corporation
- Self-Help for the Elderly
- Senior and Disability Action
- South of Market Community Action Network (SOMCAN)
- Swords to Plowshares
- Tenderloin Neighborhood Development Corporation (TNDC)
- Young Community Developers

From:	Carroll, John (BOS)
To:	"Kelly Groth"
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Letters for File No. 250701 - BOS File Nos. 250700 250701 250966
Date:	Monday, October 20, 2025 11:44:00 AM
Attachments:	LUT Committee File No. 250701 Letters 10.20.25.pdf image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

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

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

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

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

From: Kelly Groth <kelly@sfccho.org>
Sent: Monday, October 20, 2025 10:59 AM

To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Letters for File No. 250701

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

Good morning Clerk Carroll,

Please see attached letters to be included in File No. 250701 - Family Zoning Plan.

Thank you,
Kelly

Kelly Groth (she/her)
Policy & Communications Director

October 17, 2025

Please support Supervisor Chan's Affordable Housing SUD amendments

Chair Melgar and Land Use Committee Members,

On behalf of the Council of Community Housing Organizations (CCHO), I urge your support for Supervisor Chan's proposed amendment to the Family Zoning Plan, to create an Affordable Housing Special Use District (SUD).

This amendment keeps public land working for the public: it prioritizes city-owned parcels for 100% affordable housing, maps and reserves feasible sites, and gives nonprofit/community builders a viable path with modest height/density and expedited approvals. Without these guardrails, broad upzoning will invite speculation, drive up land costs, and make it financially impossible for affordable developers to compete, especially on sites like Kirkland Yard. The SUD aligns rezoning with our regional housing affordability needs and focuses production where deep affordability is actually achievable.

Without an Affordable Housing SUD, the plan won't deliver deeply affordable homes.

Thank you for ensuring the Family Zoning Plan results in actual affordable homes, not just theoretical capacity.

Signed,
F. Joseph Butler, AIA Emeritus
San Francisco, CA 94133

October 17, 2025

Support affordable housing amendment to the Mayors plan

Dear Supervisors:

The Mayors family rezoning plan does not protect affordable housing units. Please vote to amend the plan with Supervisor Chan's affordable housing amendments. These proposals are critical to actually achieving the affordable housing needs of the city.

Thank you.

Regina Sneed
San Francisco, CA 94109

October 17, 2025

Keep affordable housing in Family Zoning Plan

Please add anti-displacement clauses, and provide affordability clauses in the final draft of the Family Zoning Plan or delay this measure until there is enough protections to keep all San Franciscans to be able to live in the future of our great city.

-Michael Nulty
Writing on behalf of Tenants Associations Coalition of San Francisco

San Francisco, CA 94142

October 20, 2025

Include Affordable Housing in Family Zoning

Honorable members of the Land Use and Transportation Committee,

I write to you today in support of 3 amendments to the Family Zoning plan proposed by the Council of Community Housing Organizations:

1) Create an Affordable Housing Special Use District (SUD): Give nonprofit/community developers the height, density, and fast-track approvals needed to build 100% affordable homes
2) Prioritize public land for public good: Prioritize publicly owned sites (including places like Kirkland Yard) for 100% affordable projects
3) Pair Zoning with Public Investment: Commit to a 2026 Affordable Housing Funding Measure to unlock 17,000+ affordable homes already in the pipeline.

57% of the rezoning capacity still needed under RHNA, 20,300 of the remaining 36,200 units, must serve low-income households. These 3 strategies provide us a realistic roadmap to meet that goal.

Thank you for your work on this important issue.

Mitch Mankin
San Francisco Housing Development Corporation

From:	Carroll, John (BOS)
To:	"Dian Blomquist"
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: NO to Destructive Zoning on Fisherman's Wharf - BOS File Nos. 250700 250701 250966
Date:	Monday, October 20, 2025 11:44:00 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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
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From: Dian Blomquist <blomquist.dian@gmail.com>
Sent: Monday, October 20, 2025 8:27 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Fwd: NO to Destructive Zoning on Fisherman's Wharf

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

Begin forwarded message:

From: Dian Blomquist <blomquist.dian@gmail.com>
Subject: NO to Destructive Zoning on Fisherman's Wharf
Date: October 20, 2025 at 8:13:39 AM PDT

Please vote NO today on the upzoning plans. Please don't let specious promises destroy our beautiful city! Promoted by the unworkable demands put through the California legislature by the same people in the name of greed and not affordable housing!

Thank you,

Dian Blomquist
1632 Taylor Street
San Francisco 94133

From: Liam Hennessy
To: Sauter, Danny (BOS); Melgar, Myrna (BOS); ChenStaff; MahmoodStaff; Carroll, John (BOS)
Date: Monday, October 20, 2025 11:17:28 AM

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October 20, 2025

Good morning,
My name is Liam Hennesy and I am a native San Franciscan who has taught Special Education in SFUSD for 32 years. I am writing to you from my 1907 flat in North Beach asking you to not include North Beach in the Up Zoning plan.

This little flat of mine has lots of history to it as did many of the other places that I occupied in North Beach before finding this "forever home". I have had a long love affair with North Beach ever since I was a little boy. My grandfather was a waiter at The Tivoli, an Italian family restaurant which now is called Savoy Tivoli. I remember going to St. Francis church(the Irish Church in a mostly Italian neighborhood) and then going to meet my grandfather at the restaurant. He was also the head waiter at Julius Castle which hangs on the side of Montgomery Street overlooking the bay; as if it really was a castle and royalty lived there. The walk up the hill to reach it was an adventure for me as a child (still is) with all the hidden gardens, incredible architecture, magnificent views and Coit tower haunting me as I climbed. I still marvel at the beautiful area that we call North Beach.

Each and every day I walk and rediscover the beauty of North Beach. I love to look at the architecture of buildings that Willis Polk, Pflüger, Mabeck, Julian Morgan and others built in North Beach. Not only do I see these beautiful buildings but I get to appreciate the memories of my youth with going to grab coffee at Cafe Trieste each and every day.
The history of the Italians, the Irish, the Chinese make North Beach a beautiful melting pot of which people from all over the world come to visit.

I have swum in the San Francisco bay for more years than I would like to express but I have been a Dolphin Club member for over 40 years. The club's history was passed on to me from the "old timers" who were mostly Italian and Irish. They also passed on the rich history of North Beach and why they felt it was the "Crown Jewel" of San Francisco.
Every day I am grateful to live in "Our City" but most grateful to live in the part that is the Crown Jewel.

Increasing the height limit will ruin the iconic neighborhood that so many people from around the world come to see. They come for all the reasons I mentioned above as well as many not listed.

Please keep it the Crown Jewel of San Francisco by not increasing the height limit. San Franciscans and others deserve to keep the beauty of North Beach intact.

Sincerely,

Liam Francis Hennessy
169 Pfeiffer Street,
San Francisco CA 94133

From:	Liam Hennessy
To:	Melgar, Myrna (BOS); ChenStaff; MahmoodStaff; Carroll, John (BOS); Sauter, Danny (BOS)
Subject:	No Up Zoning in North Beach
Date:	Monday, October 20, 2025 10:59:43 AM

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October 20,2025

Good Morning,

My name is Liam Hennessy and I have lived in North Beach since 1985. I reside in a flat on Pfeiffer and Stockton streets. My neighborhood was not originally included in any upzoning plan until our Supervisor Danny Sauter decided to add it. Why? He has never answered this question or many others that neighbors such as myself have tried to get him to answer.

I am very upset that without so much as a public meeting or notification, North Beach was put into this reckless plan even though the neighborhood is already one of the densest in our beautiful city. The creators and backers of this plan never took into account any of the concerns of the neighborhood's residents! Mayor Lurie and Supervisor Sauter even postponed the voting on North Beach becoming a Historic Neighborhood, in hopes I am sure, that it would not get in the way of his "Family Zoning Plan" proposal being adopted.

There has not been enough collaboration with the people who are going to be most affected by this proposal. This Family Zoning plan was not created to enrich the lives of individuals who want to live in North Beach or for those that already do or for those that will be pushed out because of it. This is not an easy fix to our housing crisis. We need to be more creative with our approach to our housing needs. However, those approaches Should Not Come from the Big Developers trying to get a HUGE WINFALL or POLITICIANS WHO ARE BOUGHT in order to climb the political ladder BUT by the people of North Beach. We have a huge stake in this and this decision will change the neighborhood forever. Once it is done there is no going back. Remember the Redevelopment Era?

The plan to include North Beach into Lurie's Upzoning proposal was a blatant lie to all of the residences and businesses in North Beach by politicians that used their power to hide the fact that their ambition for power/money is more important than the community that elected them.

Making decisions about the fate of a person's neighborhood behind a facade of wanting to create more housing for the working people is disingenuous, especially since it was all hidden from the constituents. High Rise Condominiums all along the Wharf, splattered around North Beach, Telegraph Hill, etc will not be affordable to the individuals that this proposal is trying to house. It will only be affordable to the rich, It will ruin the neighborhood and it will create another redevelopment nightmare with horrible consequences.

Danny Sauter and his YIMBY lobbyists along with the Planning Department have not involved the neighborhood residents, businesses etc. in the decision to replace our incredible neighborhood, which tourists travel the world to see, with a Miami Beach one instead. This plan was not done with the constituents' needs in mind, but rather with those of developers and Mr. Sauter’s donors instead(and in secret). It is not what is best for North Beach or the City at large.

Please make significant changes to the Up Zoning map because it will destroy North Beach. As a native, as a retired San Francisco Unified School teacher I plead that you really take a hard look at what is being proposed, how it will impact North Beach and the City at large, maybe even go to St. Peters and Paul's and pray on it… you never know.

Onwards,
Liam Hennessy
169 Pfeiffer Street
San Francisco Ca 94133

From: Romalyn Schmaltz
To: Sauter, Danny (BOS); Melgar, Myrna (BOS); Mahmood, Bilal (BOS); Chen, Chyanne (BOS); Carroll, John (BOS)
Subject: General Plan Amendments - Family Zoning Plan — BOS File No. 250966
Date: Monday, October 20, 2025 9:57:32 AM

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October 20, 2025

From: Romalyn Schmaltz, North Beach resident

To: myrna.melgar@sfgov.org, chyanne.chen@sfgov.org, bilal.mahmood@sfgov.org, daniel.lurie@sfgov.org, danny.sauter@sfgov.org, john.carroll@sfgov.org

Chair Myrna Melgar
Supervisors Chyanne Chen, Bilal Mahmood,
San Francisco Board of Supervisors
Land Use and Transportation Committee
c/o Clerk John Carroll
Cc: Mayor Daniel Lurie, D3 Supervisor Danny Sauter

Subject: General Plan Amendments - Family Zoning Plan — BOS File No. 250966

Dear Chair Melgar and Supervisors Chen and Mahmood:

Thank you Supervisors, especially Supervisors Chen and Chan for offering meaningful amendments to a “Family Zoning Plan” that isn’t at all about families and, as Commissioner Moore stated at the Planning Commission hearing on 9/11, isn’t even a plan by any Planning standards. It’s more of a press release turned policy. And that’s consistent with the personalities pushing this non-plan: marketers-turned-legislators, billionaires who use money like a carpenter uses caulk, and luxury real-estate lobbyists.

I’m Romalyn Schmaltz, 20-year resident of North Beach and working artist, and I like quoting Leonard Cohen. *Everybody Knows* this deal is rotten, and our D3 constituency is bereaved and furious that our D3 Representative sworn to protect us straightaway began selling our most precious public assets to private developers while lining up our lives to be demo’d and displaced. Anyone who’s done any time in land use policy knows this is true. The working class and artists will not survive this degree of upzoning. Families will not find housing. And many small businesses will

definitely be gone with the construction dust. All while our waterfront is walled off from residents and visitors.

So please adopt all of Chen and Chan's salient amendments today including:

ZERO evictions from rent-controlled apartments. Tens of thousands of vulnerable people live in duplexes too.

The Housing Element implementation must focus on affordable housing first. Create Chan's Affordable Housing Special Use District.

Serious protections for our small businesses, like one-to-one replacement.

And please, for the love of your own legacies, land on the right side of history and protect our waterfront from mid-rise development. Fisherman's Wharf is a great location for much-needed housing, but this non-plan will absolutely crush our public waterfront vistas—the reason so many people visit us in the first place. Everybody Knows the scene will be dead without them, and it would be forever named after those who made it so.

Thank you,

Romalyn Schmaltz
North Beach Resident

From:	paul erickson
To:	Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Lurie, Daniel (MYR); Sauter, Danny (BOS); Carroll, John (BOS)
Subject:	General Plan Amendments - Family Zoning Plan — BOS File No. 250966
Date:	Sunday, October 19, 2025 10:07:08 PM
Attachments:	Apollo Land Use letter - Google Docs.pdf

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

Dear Chair Melgar and Supervisors Chen and Mahmood:
I'm Apollo, a working musician living in North Beach. I'm that guy developers sound so excited about—a new San Franciscan! Before that, I lived in Los Angeles, New York City, and Minneapolis. I love them all, but nothing compares to the human scale, community, open-air sunshine, and free public views of the water from everywhere in my new neighborhood. I can't believe anyone would voluntarily destroy it for any amount of money.
I've also lived in and toured in enough cities to know upzoning kills creative communities. It's true in Austin, which became unaffordable for artists and the working class. Same with Vancouver BC and Portland. In fact, there's no example of a city where upzoning did anything but displace thousands, raise rents, and flatten culture. Nothing in the proposed "Family Zoning Plan" will make it easier for actual working families or artists like me to live in my neighborhood. It's mostly luxury or market-rate studios and 1-bedrooms.
So please approve all of Supervisors Chen's and Chan's amendments, especially the protection of all rent-controlled units. I'm in a Victorian triplex, so I get to stay under the mayor's amendment, but our neighbors — actual families — in the rent-controlled duplexes nearby can get evicted???

That's wrong, and that alone will displace thousands. Please protect them and the last of the rent-controlled housing that keeps communities together. And please honor all their amendments for real affordable housing and small business protections.
And please seize this opportunity to be remembered as a heroic legacy legislator — PLEASE SPARE OUR WATERFRONT FROM UPZONING. Walling it off is a disgrace no one wants, but everyone will remember.
Thank you,
Paul Erickson
North Beach Resident

October 6, 2025

From: Paul Erickson, North Beach renter

To: myrna.melgar@sfgov.org, chyanne.chen@sfgov.org, bilal.mahmood@sfgov.org, daniel.lurie@sfgov.org, danny.sauter@sfgov.org, john.carroll@sfgov.org

Chair Myrna Melgar
Supervisors Chyanne Chen, Bilal Mahmood,
San Francisco Board of Supervisors
Land Use and Transportation Committee
c/o Clerk John Carroll
Cc: Mayor Daniel Lurie, D3 Supervisor Danny Sauter

Subject: General Plan Amendments - Family Zoning Plan — BOS File No. 250966

Dear Chair Melgar and Supervisors Chen and Mahmood:

I'm Apollo, a working musician living in North Beach. I'm that guy developers sound so excited about—*a new San Franciscan!* Before that, I lived in Los Angeles, New York City, and Minneapolis. I love them all, but nothing compares to the human scale, community, open-air sunshine, and free public views of the water from everywhere in my new neighborhood. I can't believe anyone would voluntarily destroy it for any amount of money.

I've also lived in and toured in enough cities to know upzoning kills creative communities. It's true in Austin, which became unaffordable for artists and the working class. Same with Vancouver BC and Portland. In fact, there's no example of a city where upzoning did *anything but* displace thousands, raise rents, and flatten culture.

Nothing in the proposed "Family Zoning Plan" will make it easier for actual working families or artists like me to live in my neighborhood. It's mostly luxury or market-rate studios and 1-bedrooms.

So please *approve all* of Supervisors Chen's and Chan's amendments, especially the protection of *all* rent-controlled units. I'm in a Victorian triplex, so I get to stay under the mayor's amendment, but our neighbors — actual families — in the rent-controlled duplexes nearby *can get evicted???*

That's wrong, and that alone will displace thousands. Please protect them and the last of the rent-controlled housing that keeps communities together. And please honor *all* their amendments for *real* affordable housing and small business protections.

And please seize this opportunity to be remembered as a heroic legacy legislator — ***PLEASE SPARE OUR WATERFRONT FROM UPZONING*.** Walling it off is a disgrace no one wants, but *everyone will remember*.

Thank you,

Paul Erickson
North Beach rResident

From:	Lily Wong
To:	Carroll, John (BOS); Melgar, Myrna (BOS); MelgarStaff (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); ChenStaff; Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS); MahmoodStaff; Logan, Samantha (BOS)
Cc:	Jessica Ho; Li Miao Lovett; Manson Leung; Lamar Heystek; Ben Wong; Kimberly Szeto; Leon Chow; Gabi W.
Subject:	General Plan Amendments - Family Zoning Plan BOS File No. 250966
Date:	Sunday, October 19, 2025 7:42:37 PM
Attachments:	10.20.25 SCCD LUT Committee Letter Zoning.pdf

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

Dear Supervisors, Aides and Mr. Carroll,

Please see attached letter for the Sunset Chinese Cultural District's letter regarding the Family Zoning Plan, file No. 250966.

Lily

Lily Wong 黃麗瑜
Director of Community Engagement 社區聯繫總監
Sunset Chinese Cultural District Director 日落區中華文化區總監

1400 Judah Street
San Francisco, CA 94122
415-665-4212 | *wahmei.org*
sfsccd.org
Direct: (707) 653-5813

SUNSET CHINESE CULTURAL DISTRICT
日落區中華文化區

October 19. 2025

TO: Members of the San Francisco Board of Supervisors Land Use and Transportation Committee
FROM: Sunset Chinese Cultural District Housing Sub-Committee

SUBJECT: Proposed Family Zoning Amendments – **The Critical Need for Funding**

Honorable Supervisors,

I submit this comment regarding the zoning changes under consideration, on behalf of the **Sunset Chinese Cultural District (SCCD)'s Housing Sub-Committee.**

We recognize and strongly support that zoning reform is an essential step toward addressing San Francisco's deep-seated housing and affordability crisis. However, while new zoning maps and increased density are necessary, they are not, on their own, sufficient to protect and stabilize communities like the Sunset District.

Impact on the Sunset District

The Sunset is a unique, historic, and culturally rich community, home to a significant population of working-class families, seniors, and Chinese American residents. The Cultural District's 2025 July Westside Housing Convening highlights the primary concerns of residents: a fear of displacement, the loss of essential culturally competent small businesses, and inadequate infrastructure (such as parking and transit) to support increased density.

We recognize that zoning modifications are a part of the mix of solutions that help drive housing affordability. However, **protective measures for existing situations are critical to a sustainable neighborhood and would better align with community interests for its legislative passage.** Without the targeted protective measures and resources required to implement them, we create a fertile environment for land speculation, potentially leading to the demolition of buildings that house our long-standing small businesses and the very heart of SCCD's placemaking efforts. As the Cultural District's work, including the community feedback received in the 2025 July 26 Housing Convening, underscores, these are not just houses; they are the infrastructure that supports the cultural and economic lives of hundreds of families.

Support for Essential Amendments

We commend and **strongly support the proposed amendments and legislation by Supervisors Melgar, Chen, and Chan** that seek to mitigate these exact risks. Specifically:

- **Protecting Vulnerable Populations and Commitment to 100% Affordable Housing (Supervisor Chen):** Amendments that include protections for priority equity geographies, standards for family-size dwelling units, and due diligence to evaluate 100% affordable housing alternatives on public land, ensuring that the family zoning plan has specific measures to support San Francisco's families can thrive without displacement.
- **Tenant and Anti-Displacement Safeguards (Supervisor Melgar):** Amendment making it ineligible for rent-controlled buildings with 3+ units from the local program. That helps protect tenants by diminishing the speculation and creates shield walls against predatory development tactics that target vulnerable tenants and families.
- **Small Business and Legacy Protections (Supervisor Chan):** Legislation file number 250808 focuses on protecting storefronts and legacy businesses is vital. These businesses, such as the local bakeries, markets, and social service providers, are irreplaceable assets that define the Cultural District. We must ensure that new housing is built *with* them, not *over* them.

The Missing Piece: Funding and Implementation

While these zoning changes and protective amendments represent excellent public policy, **we must emphasize that the vision of the Sunset Chinese Cultural District will not be effective or impactful without dedicated funding tied directly to these efforts.**

Zoning is a regulatory tool; it is not a funding mechanism. The promise of new housing is hollow for the Sunset's low- and moderate-income residents unless there is a concurrent financial commitment to:

1. **Small Business Stabilization:** Creating a dedicated fund for small business relocation, lease assistance, and capital improvements, as proposed by some supervisors, is mandatory to prevent displacement along corridors like Irving and Taraval.
2. **Affordable Housing Production:** Dedicated funding for land acquisition and the creation of **100% affordable housing** projects—particularly on public or faith-based sites—is the only way to guarantee that the new units meet the needs of the working families and seniors who are currently struggling to stay in the neighborhood.
3. **Prioritizing Infrastructure Upgrades:** Investing in essential public transit, utilities, and community services (as raised during the SCCD's convenings) must be an integral part of the holistic rezoning effort, ensuring quality of life keeps pace with density.

We urge the Land Use Committee to advance this legislation while working actively with the Mayor's Office and the Budget and Finance Committee to ensure that the vital policies crafted to

protect the Sunset are financially empowered for real-world impact. The community deserves not just a plan, but the resources to make that plan equitable and successful.

Thank you for your time and consideration.

Sincerely,



Lily Wong
Director, Sunset Chinese Cultural District

Cc: SCCD Housing Sub-Committee
Benson Wong, Wah Mei School
Gabi Wu
Jessica Ho
Kimberly Szeto, ASIAN, Inc.
Lamar Heystek, ASIAN, Inc.
Li Miao Lovett
Manson Leung, Self Help for the Elderly

From: Judy Irving
To: Melgar, Myrna (BOS); ChenStaff; MahmoodStaff
Cc: Carroll, John (BOS); Sauter, Danny (BOS)
Subject: Upzoning and demolitions, etc.
Date: Sunday, October 19, 2025 5:56:55 PM

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

One of the rationalizations I've heard over and over at meetings concerning the proposed upzoning is that

"Since there have been very few demolitions in the past few years, there are bound to be few in the future."

But in this case history will not repeat itself, because local zoning controls and other restrictions that have kept demolitions in check will be thrown out the window. De-regulation will *incentivize* demolitions because land values will rise so precipitously:

"Buy that building! Tear it down! Build a highrise! Make a ton of money!" From a developer standpoint, it's irresistible.

Don't be taken in by assurances that existing housing for middle-income San Francisco residents will be immune from developer greed.

This is not a "family" plan — it's actually a "wealthy singles" plan, since 75% of new units will be studios and one-bedrooms. How can anyone believe that building highrise condos for well-off tech workers will somehow benefit families?

You can turn this around by refusing to accept the YIMBY lobbyists' rhetoric. You can be proud of the fact that you stood up for small businesses, working-class tenants, and historic buildings by insisting on adaptive re-use of existing structures and 100% affordable development. The proposed amendments to this plan don't do nearly enough. Don't look back a few years from now and say to yourself, "I helped ruin a world-class city."

Thank you.

From:	Jean Barish
To:	Carroll, John (BOS)
Cc:	ChanStaff (BOS); SherrillStaff; SauterStaff; MahmoodStaff; MandelmanStaff (BOS); FielderStaff; ChenStaff; Waltonstaff (BOS); MelgarStaff (BOS); DorseyStaff (BOS)
Subject:	Re: Land Use & Transportation Committee Meeting - October 20, 2025
Date:	Sunday, October 19, 2025 5:26:41 PM
Attachments:	25_10_18 Letter to LUC.docx

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

Dear Mr. Carroll,

Attached is a letter to the Land Use and Transportation Committee regarding the Oct. 20, 2025 meeting. Please include this in their information packet.

Thank you for your assistance.

Sincerely,

Jean

Jean B Barish
jeanbbarish@hotmail.com
President, Planning Association for the Richmond

October 18, 2025

Board of Supervisors Land Use and Transportation Committee
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: Land Use and Transportation Committee Meeting, October 20, 2025
Agenda Items 1 – 4, Family Zoning Plan

Dear Supervisors Melgar, Chen, and Mahmood;

I am writing on behalf of Planning Association for the Richmond ("PAR"), an organization representing hundreds of Richmond District residents, regarding Items 1, 2, 3, and 4 on the October 20, 2025, LUC Agenda. These are Mayor Lurie's "Family Zoning Plan" Agenda Items that will significantly amend the City's General Plan, Planning Code, Zoning Map and Implementation Program and Land Use Plan of the City's certified Local Coastal Program. For the reasons set forth below, PAR strongly opposes all of these Agenda items.

Little or No New Housing is Needed

A recent audit conducted by the office of the California State Auditor has determined that the Regional Housing Needs Assessment ("RHNA") that the data Department of Housing and Community Development (HCD) uses to provide key housing guidance for the State's local governments is not accurate. Data entry is flawed; HCD could not demonstrate that it considered all the factors that state law requires; and HCD could not support its use of healthy housing vacancy rates. Additionally, the HCD assessment relies on unsubstantiated projections of future housing needs. (https://information.auditor.ca.gov/reports/2021-125/index.html)

Additionally, there are many empty units in San Francisco as well as many other units in the construction pipeline. Planning Department data shows a pipeline of over 70,000 new units. Meanwhile, the city's population has declined by over 31,000 since 2020, with thousands of vacant units. The housing market in San Francisco does not follow conventional laws of supply and demand. A body of research shows that increasing construction, especially of market-rate housing, does not decrease housing prices. This is especially true here since most of the new units will be market rate, not affordable.

The entire foundation on which the Mayor's "Family Housing Plan" is built is fatally flawed.

5758 Geary Blvd., #356 San Francisco, CA 94121-9804
415-541-5652 Voicemail
sfparpresident@gmail.com

The Plan Does Not Meet the City's Need for Affordable Housing

The proposed upzoning plan fuels speculative development, threatening to replace existing affordable housing with luxury condominiums lived in their apartments for decades. The City should focus on ways to finance the over 72,000 approved, community-backed housing units awaiting construction. Additionally, the City should advocate for State recognition of housing capacity recently permitted by four-plexes and six-plexes on single-family lots -- the preferred housing type.

The current upzoning Plan will lead to more evictions, higher rents, and the loss of cherished open spaces. This is unacceptable.

The Plan Will Harm Small Businesses

Many small businesses, including over 400 Legacy Businesses that make San Francisco's neighborhoods so unique, are at risk. Commercial tenants, almost all of them small independent businesses, will get nothing in return for being displaced, since California does not allow commercial rent control or commercial displacement protections. A small community-serving business that is displaced for new construction will likely never come back.

Since there is no commercial rent control in California, and 90% of business owners in San Francisco do not own their buildings, every new building that replaces a pre-existing one will result in the loss of one or more small businesses. In addition, there are no requirements in the Plan to have new commercial space sized so that it would be affordable, pricing out local businesses by speculative property flips and rising commercial rents. This would have an unacceptable, impermissible impact on the very heart of San Francisco. It must be prevented.

Density Decontrol Throughout the Residential Neighborhoods Is Unacceptable

The plan includes a "sea of blue" throughout many neighborhoods of single-family and two- or three-unit buildings.
https://experience.arcgis.com/experience/6e0e399f9c82456dbda233eacebc433d/#data_s=id%3AdataSource_3-195febbfca6-layer-24-195fe855951-layer-20%3A104373

Those areas are identified as sites where density decontrol could apply. Specifically, corner homes and mid-block buildings on lots over 8,000 square feet could be converted to multi-unit buildings up to 65 feet tall. And all the other homes on these residential streets could be converted into 4 story buildings with ten, twelve, or perhaps even more units. The net effect of this density decontrol is that up to 800,000 units could be built if this Plan is accepted.

5758 Geary Blvd., #356 San Francisco, CA 94121-9804
415-541-5652 Voicemail
sfparpresident@gmail.com

This is absurd on its face. It could result in the addition of over ten times the number of units mandated by the State. This density decontrol is part of a 50-year plan, not the 8-year plan required by the State. Common sense mandates it must be rejected.

Mitigations for Increased Infrastructure and the Environmental Impact of this Plan are Inadequate

The Family Housing Plan does not include a clear plan for infrastructure improvements, including water, sewer, emergency services, road upgrades and signals, transit, and schools and medical facilities. Higher density developments will have many impacts that are not mitigated in this legislation. More waste will be generated, the collection of which must be provided for; there will be more pressure on electrical systems; greenhouse gas emissions will increase; there are no provisions for accommodating the increased demand for parking; and there will be a need for more fire and police protection. The impact of these and other infrastructure issues has not been adequately studied.

Not only must infrastructure needs be considered, but the Plan will radically alter the neighborhood character of the Richmond District, impacting the quality of life for its residents as well as the quality of the environment. Towering buildings in our neighborhoods will cast long shadows, block sunlight, erase historic character, and disrupt the human-scale streetscapes that define San Francisco's unique identity. Further, the Plan allows 80% lot coverage, threatening greenbelts, tree canopy, and neighborhood character, with no updated environmental review.

There will be significantly more congestion and environmental pollution; views will be blocked; and beloved neighborhood corridors will be transformed into luxury enclaves for investors—not homes for working families. All these issues must be thoroughly considered and plans for mitigations of these impacts must be in place before this Plan can be approved.

There are Alternatives to Extensive Upzoning

PAR does not oppose all development. But instead of a massive blanket upzoning and density decontrol plan that will create a great deal of disruption, displacement, and environmental damage, PAR favors a more precise approach to, and submits the following recommendations:

- targeted rezoning and development.
- community participation in all development decisions
- protections for tenants and businesses
- the revitalization of downtown San Francisco by converting offices to residences.
- consideration of environmental issues, the need for sound infrastructure and transit planning, and the importance of maintaining community character.

5758 Geary Blvd., #356 San Francisco, CA 94121-9804
415-541-5652 Voicemail
sfparpresident@gmail.com

Conclusion

The Family Housing Plan is a betrayal to many San Franciscans, who will face disruption, financial loss, and a compromised environment and quality of life. It is merely a generous gift to developers and investors who will get streamlined approvals and massive profits.

In view of the foregoing, PAR urges you to oppose the Agenda Items 1, 2, 3, and 4 as currently written.

Thank you for your consideration.

Sincerely,

Jean B Barish

Jean B Barish
President, Planning Association for the Richmond

cc: Mayor Daniel Lurie
San Francisco Board of Supervisors
Director, SF Planning Department Sarah Dennis-Phillips
John Carroll, Clerk

5758 Geary Blvd., #356 San Francisco, CA 94121-9804
415-541-5652 Voicemail
sfparpresident@gmail.com

From:	Greg Holzman
To:	Sauter, Danny (BOS); Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS); Lurie, Daniel (MYR)
Subject:	Stop the upzoning. Don't ruin our waterfront
Date:	Sunday, October 19, 2025 4:36:16 PM

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

Folks
I have lived on N Point St for over 40 years. I swim at Aquatic Park for 40 years (proud member of the SERC).
Please don't ruin our waterfront. It is the life's blood of our tourist dollars not to mention its character.
In a former career, I built SF Renaissance, a painting and construction company renovating Victorians. Now and for the last 30 plus years, I have built companies that sell organic fruits and juices.
I moved from NYC in 1976. I have tried to be a part of this city and its heart since then. This is still the prettiest city in the USA. Please: Don't Screw it up
Sincerely
Greg

Greg Holzman
Managing Member
TerraFresh Organics
Cell 415 999 2355

From: lgpetty
To: Carroll, John (BOS); MelgarStaff (BOS); ChenStaff; MahmoodStaff
Cc: Chan, Connie (BOS); SherrillStaff; ChanStaff (BOS); Fielder, Jackie (BOS); Dorsey, Matt (BOS); Walton, Shamann (BOS); Mandelman, Rafael (BOS); Sauter, Danny (BOS); Engardio Staff; BOS-Legislative Aides
Subject: Supervisors: Time to Write Your Own Zoning Plan to Achieve State AND Public Approval.
Date: Friday, October 17, 2025 4:55:52 PM

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

Re: the Mayor's Family Zoning Plan -
Oct. 20, 2025 Land Use Agenda
Items 1-4, Files 250966, 250700, 250701 & 250785

Dear Land Use Chair Melgar, Vice Chair Chen and Supervisor Mahmood,

This Mayor's Zoning Plan comes to you after many years in the making at the Planning Dept.

It comes in the name of Compliance with State Law, under threat of "something worse."

But is it really compliance? Or is it simply an unpopular mass of severe concessions and capitulations thrown to an insatiably aggressive State Government?

The Mayor's Plan is overstuffed and bloated with all the things we COULD do, rather than what we NEED to do.

We are delivering to U.S. and foreign investors, global corporate developers & speculators -- everything they could ever wish for -- a deregulated hugely desirable ocean-urban landscape to use for a free-for-all no rules game of demolition, buying, selling, and reselling.

It does not have to
be this way.

This is the time for Supervisors to step up-- to shape a Zoning Plan with moderation and common sense -- listening to those most affected, rather than those who will profit from it. And merely offering a few amendments to the Mayor's Plan is not going to transform it into something that fits San Francisco, or wins public support.

The Mayor's Plan plan is controversial, not because it proposes Change. It is opposed by an unusually large and broad coalition of San Franciscans -- renters, homeowners, seniors and young residents, businesspeople, tenant and environmental protectors.

Why? Because they are opposed to Change? No. It is because they are opposed to Overcompliance. To Overkill. To overly massive unnecessary upheavals with little reward for them or their children, and few protections from exploitation.

It's not too late to fix this; to achieve Compliant Change AND win widespread approval. It's up to you now to create a better way:

Confine upzoning to vacant land, unused or very little-used nearly empty parcels. Dedicate public lands (including Muni properties) to 100 percent affordable housing, with concrete instructions for funding and infrastructure. Limit construction to eight stories for major boulevards. Limit heights on neighborhood commercial streets and other thru-streets to six-story maximums on corner lots only, with no height increases on surrounding streets. Require a minimum of 25 per cent affordable units and 30 per cent family-size units (3 & 4 & 5 bedrooms) in all market rate residential or mixed-use projects.
Ban demolition of rent-controlled units, and remove all of them from upzoning. Prohibit demolition of historical, cultural & landmarked properties, and legacy busineses. Disallow mergers and conversions. Provide tenant protections per Sup. Chen and small business protections per Sups. Melgar and Chan, and make them <u>stronger</u> than they are now.

This "**Board of Supervisors Zoning Plan"** (together with the Pipeline and 4-6-plex legislation) would be sufficient to comply with RHNA building requirements, especially incentivizing affordable housing.

Supervisors, it's up to you, our elected representatives, to write a reasonable, Compliant Zoning plan that responds to State requirements AND the needs of San Franciscans.

We are counting on you to do this.

A good faith first step would be to hold a Full Board hearing on the Mayor's Plan open to public comment.

Thanks for consideration,

Lorraine Petty

D2/5 Senior voter
Affordable housing Advocate
Seniors and Tenants Advocate
Member, SFTU & SDA

From:	Peter Dwares
To:	Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS); Sauter, Danny (BOS); Mandelman, Rafael (BOS); Lurie, Daniel (MYR)
Subject:	Housing
Date:	Friday, October 17, 2025 4:00:00 PM

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

Housing the poor, homeless is not affordable. Affordable for Police and Teachers is correct but possible without subsidy.

I have lived on the Filbert Steps Telegraph Hill since 1975. I am for historic preservation, for not tampering with North Beach or Telegraph Hill. It works. Let's not mess it up. Focus on what was deteriorating affected with too little policing, sacrificing safety for Wokeism, permissive druggies on Market Street and Union Square and other parts of the City. Let's build where we need buildings and let's require charm. High rises have no place here in traditional neighborhoods.

Peter Dwares
Dwares Group
331 Filbert Street
San Francisco, CA 94133

415-986-5885 - work
415-986-5893 fax
415-260-6530 cell

***Dictated but not reviewed.**

From:	Keith Robert Saggers
To:	Lurie, Daniel (MYR); Myra.Melgar@sfgov.org; Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS); Sauter, Danny (BOS); carollynandkeith@yahoo.com
Subject:	Upzoning
Date:	Friday, October 17, 2025 2:16:32 PM

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

Dear Mayor Lurie,

I fully support your plan to upzone the Fisherman's Wharf area between Columbus and Embarcadero, Jefferson Street and Bay Street,

To 60ft. and 80ft.

Please follow thru, I live here and it is not historical like North Beach, the area needs redeveloping.

Keith Saggers
2310 Powell St.3462
San Francisco
CA94133

Sincerely,
Keith Robert Saggers
San Francisco, CA 94133

From:	Yan, Calvin (BOS)
To:	seankim4@gmail.com
Cc:	Chan, Connie (BOS); Carroll, John (BOS); Low, Jen (BOS)
Subject:	FW: GBMA Support Letter for Supervisor Connie Chan"s amendment
Date:	Friday, October 17, 2025 12:58:49 PM
Attachments:	20251016_GBMA_support letter_Connie Chan"s Amendment.pdf

Hi Sean,

Thank you so much for your email and letter of support.

I am copying Jen from Chair Melgar's Office and Clerk Carroll for the inclusion of your letter to the file.

Calvin Yan 甄錦浩
Office of Supervisor Connie Chan, District 1
市參事陳詩敏辦公室, 第一區

From: Sean Kim <seankim4@gmail.com>
Sent: Thursday, October 16, 2025 5:07 PM
To: Yan, Calvin (BOS) <calvin.yan@sfgov.org>
Cc: Chan, Connie (BOS) <connie.chan@sfgov.org>
Subject: GBMA Support Letter for Supervisor Connie Chan's amendment

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

Hi Calvin,

This is Sean Kim, Vice President of Geary Blvd Merchants Association.
Could you forward this support letter to Land Use and Transportation Committee?
Thanks

Regards,

Sean Kim

Vice President of Greater Geary Blvd Merchants and Property Owners Association

Mobile : 415-827-4220
email : seankim4@gmail.com
Website :
https://url.avanan.click/v2/r01/___www.gearyblvd.org___.YXAzOnNmZHQyOmE6bzo5MTFlYTc5ODA5N2IxMzUzOTc4ZWVkYjEyNzFkYmRjZTo3OjEwNTA6YmYzNmUwNzExNWY0MzE0NjM5MjQ3ODg5OGNjYjdmMWZhZTUwNTFhNzg2NTYzOWJjM2ZhNjk0ZDlmYzk1OGYyZTp0OlQ6Tg

Date: 10/16/2025

Land Use and Transportation Committee
City Hall, Room 250
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Chair and Members of the Land Use and Transportation Committee,

On behalf of the Geary Boulevard Merchants Association (GBMA) and the small businesses we represent along Geary Boulevard, we express strong support for Supervisor Connie Chan's amendment requiring Conditional Use Authorization before replacing a Legacy Business in Neighborhood Commercial Districts.

Upzoning grants major new value to developers but offers no protection to the long-standing businesses that built and sustained our neighborhoods. Financial programs such as grants or rent relief are helpful but cannot cover the real costs of displacement — moving out, temporary space, another build-out for a permanent location, and years of lost revenue and customers.

Supervisor Chan's amendment restores fairness and accountability. It does not block redevelopment but creates a process for communication and planning between developers, landlords, and Legacy Businesses before permanent displacement occurs.

Legacy Businesses are more than economic anchors. They are part of San Francisco's cultural and community fabric. This is a land use decision about what kind of city San Francisco wants to be: one that grows with its people, not apart from them.

We respectfully urge you to advance this amendment to the full Board of Supervisors and support its adoption.

Sincerely,

David Heller
President
Geary Boulevard Merchants Association

Sean Kim
Vice President
Geary Boulevard Merchants Association

From:	David Harrison
To:	Carroll, John (BOS); MelgarStaff (BOS); Mahmood, Bilal (BOS); ChenStaff; ChanStaff (BOS); SherrillStaff; SauterStaff; DorseyStaff (BOS); MandelmanStaff (BOS); FielderStaff; Waltonstaff (BOS)
Subject:	Coalition Letter re: Family Zoning Plan
Date:	Friday, October 17, 2025 10:57:52 AM
Attachments:	Outlook-A black an.png LAND USE RE Coalition Letter of Support for San Francisco's Family Zoning Plan.pdf

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

Hello,

Please find the attached coalition letter in support of the family zoning plan proposal.

All the best,

David Harrison *(He/Him)*
Director of Public Policy
(O) 415-352-8803 (C) 202-262-5860
San Francisco Chamber of Commerce
235 Montgomery Street, Suite 760
San Francisco, CA 94104

October 17, 2025

San Francisco Board of Supervisors
Land Use and Transportation Committee
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: Business Community Support for San Francisco's Family Zoning Plan

Dear Chair Melgar, Vice-Chair Chen, and Supervisor Mahmood,

As leaders in the San Francisco business community, representing employers of all sizes and industries, we know that a strong economy depends on sufficient housing for workers and families. We, the undersigned organizations, write to express our strong support for Mayor Daniel Lurie's Family Zoning Plan.

San Francisco continues to face a severe housing shortage that impacts workers, families, and businesses across the city. Too many employees who power our economy are forced to live far from their jobs, enduring long commutes that strain families, limit career opportunities, and weaken connections to our neighborhoods. The Family Zoning Plan helps address this challenge by expanding opportunities for family-sized housing in more neighborhoods while providing safeguards for small businesses and keeping San Francisco eligible for critical state housing and infrastructure funding.

Economic Benefits for Businesses of All Sizes

Building enough housing to meet our city's needs could generate nearly $5.6 billion in new spending at local businesses. By concentrating new homes near commercial corridors, this plan will drive new foot traffic, create opportunities for ground floor retail, and provide a stable customer base for neighborhood-serving businesses. These benefits extend across industries,

strengthening our ability to attract and retain talent and ensuring San Francisco remains a competitive place to grow jobs.

Protecting and Supporting Small Businesses

We recognize that land use changes can raise important questions for small businesses. Importantly, the vast majority of new housing will be built on underutilized sites such as parking lots, gas stations, or vacant buildings. This will preserve existing storefronts while revitalizing parcels that present the best opportunities for redevelopment.

In the limited cases where relocation may be necessary, the Family Zoning Plan includes important safeguards such as early notification, relocation assistance, waived permit fees, and incentives to relocate existing or legacy businesses in new projects. We also support Chair Melgar's proposed Small Business Mitigation Fund, which will provide assistance to small businesses while still moving forward with housing that will strengthen our City's economic foundation.

Shared Vision for San Francisco's Future

The Family Zoning Plan is a critical step toward addressing our city's housing needs while ensuring that small businesses, large employers, and working families all have a path to thrive. By making it possible for more workers to live near their jobs, San Francisco will strengthen its workforce, reduce congestion and pollution from long commutes, and create a healthier and more equitable city for everyone. When our workforce can afford to live in our city, employers are better able to retain talent and reduce turnover, making San Francisco a more attractive and competitive place to do business.

We appreciate your leadership in advancing this legislation with urgency and care, and we stand ready to work alongside you in building a more economically inclusive, vibrant, and strong San Francisco.

Thank you for your consideration.

Sincerely,

San Francisco Chamber of Commerce
Rodney Fong, President & CEO

Bay Area Council
Matt Regan, Senior Vice President, Public Policy

SPUR
Sujata Srivastava, Chief Policy Officer

Advance SF
Wade Rose, President and CEO

Hospital Council Northern and Central California
Michon Coleman, Regional Vice President, San Francisco Section

Golden Gate Restaurant Association
Laurie Thomas, Executive Director

Building Owners & Managers Association San Francisco
John Bryant, CEO

SF New Deal
Simon Bertrang, Executive Director

San Francisco Apartment Association
Janan New, Executive Director

East Cut Community Benefit District
Andrew Robinson, Executive Director

Kate Robinson
Chair, San Francisco Benefit District Alliance

Ben Blieman
President, California Nightlife Association

Cynthia Huie
President, Small Business Commission

Sharky Laguana
Former President, Small Business Commission & CEO, Bandago

Teddy Kramer
CEO and Founder, NEON

Manny Yekutiel
Owner, Manny's

Cc: Honorable Members and Staff, San Francisco Board of Supervisors

From:	Christopher Pederson
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); ChenStaff; MahmoodStaff; Carroll, John (BOS)
Cc:	Lurie, Daniel (MYR); Board of Supervisors (BOS); Dennis Phillips, Sarah (CPC); Tanner, Rachael (CPC); Chen, Lisa (CPC); Andrews, Michelle (BOS)
Subject:	Support the Family Zoning Plan - Land Use & Transportation Committee Agenda Items 1-4 (Oct. 20, 2025)
Date:	Friday, October 17, 2025 8:19:56 AM
Attachments:	Letter to BoS Land Use Comm re Family Zoning Plan.pdf

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

Attached is the comment letter of the San Francisco League of Conservation Voters in support of the Family Zoning Plan.
Sincerely,
Christopher Pederson
President
San Francisco League of Conservation Voters

San Francisco League of Conservation Voters

October 17, 2025

Re: Support the Family Zoning Plan, Agenda Items 1-4

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

The San Francisco League of Conservation Voters urges the Land Use and Transportation Committee to recommend that the Board of Supervisors pass the proposed ordinances to implement Mayor Lurie's Family Zoning Plan.

San Francisco and California as a whole face a climate crisis and a housing crisis. Transportation is the largest source of greenhouse gas emissions from both the city and the state. The scarcity and high price of housing in coastal cities such as San Francisco, however, are forcing families to locate on the fringes of metropolitan areas where the automobile is the primary and, too often, the only viable mode of transportation.Those inland suburban and exurban areas have more extreme climates, encroach on threatened natural habitat and agricultural lands, and face high wildland fire hazards. To address the state's climate and housing crises, then, coastal cities and the state must promote much more multi-family housing located near major transit lines, employment centers, and commercial districts and in walkable, transit-oriented neighborhoods.

By virtue of San Francisco's mild climate, its extensive public transit network, its concentration of major employment centers, its walkability, and its density, San Francisco is among the most environmentally appropriate locations in the entire state for new multi-family housing. On a per capita basis, San Franciscans drive less, use less energy and water, and occupy less land than other Californians. Providing more multifamily housing for people to live in San Francisco is therefore a crucial step for addressing the state's and city's climate and housing crises.

The Mayor's Family Zoning Plan, by allowing more multifamily housing along major transit lines and close to commercial districts does exactly this. Given that the city has previously rezoned much of the eastern half of the city to allow more multifamily housing, it is appropriate for the Family Zoning Plan to concentrate on western and northern neighborhoods that have provided little new multifamily housing in recent decades. Those northern and western

neighborhoods are also mostly higher resource neighborhoods where potential concerns about displacement and gentrification are minimal.

The SFLCV understands that upzoning can raise concerns about the displacement of small businesses and rent-controlled housing. The SFLCV supports addressing those concerns, but any such measures should not undercut the Family Zoning Plan's strategy of promoting significantly more multifamily housing close to major transit lines, employment centers, and commercial districts.

Sincerely,

Christopher Pederson
President
San Francisco League of Conservation Voters

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS); De Asis, Edward (BOS); BOS-Operations; Board of Supervisors (BOS); Carroll, John (BOS)
Subject:	Family Zoning Plan File Nos 250700, 250701, 250966 -17 letters
Date:	Friday, October 17, 2025 9:06:54 AM
Attachments:	17 letters - Family Zoning.pdf

Dear Supervisors,

Please see the attached 17 letters regarding File Nos:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan

Regards,

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

Pronouns: he, him, his

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

From:	brideynewman@everyactioncustom.com on behalf of Bridget Newman
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 9:46:14 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

In 2022, the Budget and Legislative Analyst's Policy Analysis Report stated "With . . . one year remaining to meet RHNA goals for 2015-2023, San Francisco is 10,617 units short for affordable housing, but has produced 6,000 units with market rate housing in excess of RHNA target. In 2020, only 20% of 4,044 housing units added were for very low, low or moderate income households." What provisions in the Family Zoning Plan, with its generous give-aways to developers who build BIGGER prevent the occurrence of this same scenario?

Additionally, if rent-controlled housing is demolished to make way for new condo towers (more human warehouses than "homes"), even IF some of the units are for very low, low or moderate income, what will happen to the rental protections for those tenants displaced?

Very perfunctory research indicates that the diverse, eclectic neighborhoods of San Francisco are among the top five reasons tourists come to our city. If they all become filled with boxes of undifferentiated, characterless tall towers that block the sky and foster wind tunnels, what will there be to see in our neighborhoods?

Finally, transit has been cut back; many of these planned behemoths offer little to no parking. What kind of terrible tangle and road rage does this presage for our streets?

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Bridget Newman
San Francisco, CA 94121

From: natashjadewolf@everyactioncustom.com on behalf of Natashja Dewolfe
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:17:55 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: I have lived in San Francisco since 1971 and I have never seen such a horrible, detrimental plan. Please, this is not tenable! Don't ruin San Francisco!

Sincerely,
Natashja Dewolfe
San Francisco, CA 94122

From:	KAYECHANDLEY@everyactioncustom.com on behalf of Kaye Handley
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 3:18:56 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:
My husband and I recently bought an apartment in Cow Hollow area which would be severely impacted by high rises and signifcantly increased density.
WE chose the neighborhood for its character and do not want a dense city landscape.
We also don't see how this type of new high rises in affluent neighborhoods will do anything to alleviate the homeless situation.
We ask you to respect and preserve the character of ours and other neighborhoods by reducing new height limits and crating true affordable housing in areas where it can make economic sense.

Sincerely,
Kaye Handley
San Francisco, CA 94123

From: barbara.barbhand@everyactioncustom.com on behalf of Barbara Handler
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:22:51 PM

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

Dear Board of Supervisors,

I am immmediately affected by the so-called "Family Zoning Plan" as my picture window looks out on what will soon be a 6 story buildig thanks to Scott Weiner's actions. There needs to be a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan". San Franciscans do not want the Manhattanization of our communities!

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Barbara Handler
San Francisco, CA 94110

From:	noguera@everyactioncustom.com on behalf of Hatun Noguera
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 3:25:30 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments: "recall fever" is still spreading.

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From: bilgepump100@everyactioncustom.com on behalf of Robert Hall
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 3:52:30 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Robert Hall
San Francisco, CA 94117

From: khoegger2@everyactioncustom.com on behalf of Ken Hoegger
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 4:02:41 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:As a realtor broker for 45 years, I foresee the Laurie-Weiner "Family Zoning Plan".as creating a Gold Rush for speculators; many of which will be corporate interests with limited concerns for San Francisco's community interests. We need a plan that addresses affordability and retains the unique character of each of our neighborhoods.
Many options exist for achieving the above goals while meeting the State Housig Mandate: up-zoning intense transit corridors, incentivizing ADU's especially for seniors, City bond programs to finance affordability.
SanFrancisco has historically been a leader in innovation, let us continue to be proud of our heritage.

Sincerely,
Ken Hoegger
San Francisco, CA 94127

From: neil@everyactioncustom.com on behalf of neil maclean
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 4:42:37 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Up Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's modern history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is a way of hiding from the public.
Please call a Committee of the Whole hearing before any final vote!

I was born in this city and I am proud of how we contribute to regional and national politics. Our rent, health and environmental protections set us apart from the rest of country. This move, should it pass, models our city after Las Vegas.

Sincerely,
neil maclean
San Francisco, CA 94110

From: rosenstein.jacob@everyactioncustom.com on behalf of JACOB ROSENSTEIN
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 4:53:37 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): As a Noe Valley resident, I'm alarmed that demolished homes of charm may destroy the quaint nature of my neighborhood. I urge you to reject the extreme upzoning plan of the State of California.

Sincerely,
JACOB ROSENSTEIN
San Francisco, CA 94131

From: margaret@everyactioncustom.com on behalf of margaret bradley
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 5:18:30 PM

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

Dear Board of Supervisors,

Dear SF Leadership,

We are very concerned for the entire city, it appears the due diligence necessary to make such sweeping changes hasn't been addressed. The ingress/egress issues along major arteries into and out of the city are already challenging, especially on 19th Ave and Lombard. The subsidence issues with building weights is also of big concern, especially when it comes to the sewer system in the city. See Wired Magazine article (May 23, 2023) regarding irreversible issues on the east coast:

New York City Is Sinking. It's Far From Alone

Subsidence is a hidden vulnerability for coastal cities—models that project how much sea levels will rise in a given area don't yet take it into account. By 2050, average sea levels in the US will go up a foot, and by that time, 70 percent of the world's people will be urbanites, up from 56 percent today. In coastal cities, that boom will exacerbate the issue because more people will need to extract more groundwater and will need more buildings and roads, which will in turn increase the pressure on sediments.

"If that coastal migration correlates with building new infrastructure along the coast, it's very likely that we will see a change in land elevation," says Virginia Tech environmental security expert Manoochehr Shirzaei, who did the previous study of subsidence on the East Coast. (He wasn't part of this research team but reviewed their paper for the journal.)

A major concern for coastal areas, Shirzaei says, is the deformation of floodplains. "The area has to have a certain slope, so if there is heavy precipitation, water drains," Shirzaei says. "But when you have structures that create localized subsidence, it temporarily changes the slope of the floodplains. So it means that water would sit there for longer periods of time." This essentially creates a great big bowl for heavy rainfall to fill, which can flood roads and buildings. Even worse, climate change is already causing fiercer rainfall and hurricanes, along with stronger storm surges that push walls of water inland.

And this article in
Wired Magazine on Jan 5, 2025

Critical Infrastructure Is Sinking Along the US East Coast
Up and down the Atlantic Coast, the land is steadily sinking, or subsiding. That's destabilizing levees, roads, and airports, just as sea levels are rising.

We are also having a hard time understanding why we would give away our local power to address an issue as important as this one. Developers, we fear, will be the only ones to win.

We are all for affordable housing but the developers I know say this isn't the answer for affordable housing, it's a coup for luxury.

We also understand there are many projects in the pipeline negating the need to build as much housing that is required by the state.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Thank you for your thoughtful consideration on such an important matter.

Sincerely,
margaret bradley
San Francisco, CA 94123

From:	marlabastienknight@everyactioncustom.com on behalf of Marla Knight
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 5:57:05 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Marla Knight
San Francisco, CA 94133

From:	jim-connelly@everyactioncustom.com on behalf of jim connelly
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 6:28:41 PM

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

Dear Board of Supervisors,

The current Upzoning Plan and recently passed SB 79 could be devastating for our Cow Hollow neighborhood impacted by both Bills.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
jim connelly
San Francisco, CA 94123

From:	kielygomes@everyactioncustom.com on behalf of Karen Schwartz
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 6:57:37 PM

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Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Karen Schwartz
San Francisco, CA 94114

From:	kcogorman@everyactioncustom.com on behalf of KEVIN O"GORMAN
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 7:22:37 PM

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

Dear Board of Supervisors,

Please hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

The current proposal is not weell vetted by many homeowners effected. It decimates the character of neighborhoods, does not alleviate low-income access, overbuilds, and paves the way for the kind of demolition we still regret fron the 60s 'development' fiasco. Thousands of homeowners are unaware of the impact of this plan due to tepid outreach. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
KEVIN O'GORMAN
San Francisco, CA 94121

From: zano999@everyactioncustom.com on behalf of Martin Zanfardino Zanfardino
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 9:25:35 PM

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

Dear Board of Supervisors,

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

The Mayor"s plan in conjunction with Scott Weiner and Danny Sauter is completely flawed. Sauter without any input from his constituents added North Beach and surrounding areas to the up zoning plan. He also halted the long ongoing appeal for North Beach and Telegraph Hill to be designated Historic Districts as is Jackson Square. I have been to meetings where Sauter totally disregards constituents questions and concerns and seems to power through his self serving political agenda. He obviously does not understand the specific special spirit of the District. Rather than ruin the waterfront of Fishermans Wharf and the character of NB and Telegraph Hill he has made it obvious he is in support of the developers (local and not) rather than preserving the History of his neighborhood. Lifting the special use protections for the area is also another travesty.

Sincerely,
Martin Zanfardino Zanfardino
San Francisco, CA 94133

From:	frankblanket@everyactioncustom.com on behalf of Derrick Scocchera
To:	Board of Supervisors (BOS)
Subject:	Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date:	Thursday, October 16, 2025 9:27:16 PM

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

Dear Board of Supervisors,

It's essential to hold a Committee of the Whole hearing on Mayor Lurie's disastrous "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Sincerely,
Derrick Scocchera
San Francisco, CA 94133

From: nicolelambrou@everyactioncustom.com on behalf of Nicole Lambrou
To: Board of Supervisors (BOS)
Subject: Request for a Committee of the Whole Hearing [Files: 250700, 250701, 250966]
Date: Thursday, October 16, 2025 11:40:00 PM

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

Dear Board of Supervisors,

I am a 25+ year resident of SF, a clinical and school psychologist - working in leadership and organization development and living in Clarendon Heights. I am VERY concerned and saddened about this upzoning proposal. I am not against development - and support affordable housing but this proposal is negligent and doesn't consider factors which played a big part in many people moving to and staying in San Francisco - including quality of life - clean air, beauty, being able to see the sky and overall physical and psychological health. I moved from NY city - manhattan in 2002 and was so relieved to be in a city that was affordable, beautiful and valued quality of life. That has changed significantly - our skyline of downtown has completely changed - and the city has been overtaken by the wealthy - but there's still time to make important changes. Let's not become the next Athens, Greece - which was destroyed by the developers in the 60's by antiparochi and now residents continually complain about the destruction, pollution and terrible quality of life.
https://url.avanan.click/v2/r01/___https://www.bbc.com/culture/article/20191011-the-surprising-story-of-athens-offbeat-architecture___.YXAzOnNmZHQyOmE6bzplZGNlNGEyZTZmMGIxN2VlNDYxODkyODYxMDAwN2E0ODo3OjJjMjM6ZDlhZWJhY2Y3MjY3OGNiM2E5ZTQ3MmUwYTAzNmQzYjUwMTkzOWZiYmM1MzM5YzkyOTI3OTJkNjQ0ZGJjYTM1ODpwOlQ6Tg
https://url.avanan.click/v2/r01/___https://www.theguardian.com/cities/2017/sep/12/athens-modern-heritage-austerity-neoclassical-architecture-acropolis-greece___.YXAzOnNmZHQyOmE6bzplZGNlNGEyZTZmMGIxN2VlNDYxODkyODYxMDAwN2E0ODo3OmE3Yzk6ZGNiY2JlZTc3YTU2MGU3YjZmMDY3MjkyNWQzYTAzNTBiMDYzMWYwOTliMTUxYjhmYjk3MTRkMjQ4YmYyYzdmNTpwOlQ6Tg

Don't sell out to developers and Scott Weiner. They don't understand and appreciate what makes San Francisco unique and are only concerned about their profits and political careers.

I urge you to hold a Committee of the Whole hearing on Mayor Lurie's "Family Zoning Plan".

This proposal represents the most significant, consequential and irreversible land use changes in San Francisco's history. It should not move forward without every member of the Board hearing directly from the public, and the public hearing directly from all 11 Supervisors.

Limiting public comment to the 3-member Land Use Committee is not acceptable. The full Board must be accountable for this decision.

Please call a Committee of the Whole hearing before any final vote!

Additional comments:

Sincerely,
Nicole Lambrou
San Francisco, CA 94114

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Carroll, John (BOS)
Subject:	FW: Public Comment: Requested Amendments to Mayor Lurie"s Upzoning Plan
Date:	Thursday, October 16, 2025 3:01:38 PM

Dear Supervisors,

Please see the below communication regarding File Nos:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan

Thank you.

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

From: Lydia Bruno <lydia.e.bruno@gmail.com>
Sent: Thursday, October 16, 2025 2:53 PM
To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: Public Comment: Requested Amendments to Mayor Lurie's Upzoning Plan

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

Hello,

My partner and I are longtime residents and District 4 voters. We've lived in SF for almost 2 decades and in our current home for almost 15 years. We are deeply active in our community, volunteering in our local parks almost every weekend and organizing free bird field trips. We

know our neighbors by name, shop regularly at local businesses and belong to the local community garden.

Rent control has allowed us to remain in SF and in our beloved home and find stability and community. We've truly found our place in the world and built a life in SF grounded deeply in community service.

We urge the board of supervisors to ensure Mayor Lurie's upzoning plan includes the affordable housing requirements below.

1. Prohibit the demolition of rent controlled buildings and buildings with small businesses
2. Expand rent control
3. Enforce the vacancy tax
4. Landbank public sites for affordable housing for seniors, families and the public workforce
5. Build pipelines for local employment using prevailing wage requirements, and pipelines for creative financing

Remember, there are over 40,000 vacant units in San Francisco and 8,000 unhoused people. We have the housing, we just need it to be affordable, accessible and stable!

Thank you for making sure SF communities are not displaced!

Lydia Bruno & Travis Smith
District 4 Residents

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS); De Asis, Edward (BOS); BOS-Operations; Board of Supervisors (BOS); BOS Legislation, (BOS); Carroll, John (BOS)
Subject:	FW: San Francisco Needs More Housing Options: Support Family Zoning Plan - File Nos. 250700, 250701, 250966
Date:	Thursday, October 16, 2025 12:26:09 PM

Dear Supervisors,

Please see below, from Jason Zhang, regarding File Nos:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan

Regards,

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

Pronouns: he, him, his

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From: Jason Zhang <noreply@adv.actionnetwork.org>
Sent: Wednesday, October 15, 2025 7:45 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

I’m writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city’s future.

Let’s build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Jason Zhang
jasonz0762@gmail.com
520 Cayuga St
San francisco , California 94112

From:	Bullock, John (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	BOS-Operations; Carroll, John (BOS); BOS Legislation, (BOS); Calvillo, Angela (BOS); De Asis, Edward (BOS); Entezari, Mehran (BOS); Mchugh, Eileen (BOS); Ng, Wilson (BOS); Somera, Alisa (BOS)
Subject:	40 Letters Regarding File Nos. 250700, 250701 and 250966
Date:	Wednesday, October 15, 2025 4:04:55 PM
Attachments:	40 Letters Regarding File Nos. 250700_701_966.pdf

Hello,

Please see attached 40 letters regarding File Nos.:

250700: Zoning Map - Family Zoning Plan
250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan
250966: General Plan Amendments - Family Zoning Plan

Regards,

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

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

From:	JANIS and BOB HARRER
To:	Carroll, John (BOS)
Cc:	Board of Supervisors (BOS); Dennis Phillips, Sarah (CPC); Tanner, Rachael (CPC); Chen, Lisa (CPC); Andrews, Michelle (BOS); Mary Jane Large
Subject:	Land Use and Transportation Committee Meeting on Family zoning Plan
Date:	Wednesday, October 15, 2025 2:28:24 PM
Attachments:	BOS Land Use Com 10152025.pdf

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

On behalf of the Barbary Coast Neighborhood Association, I am forwarding the attached letter to the Land Use and Transportation Committee. The letter provides comments on the Family Zoning Plan, which we understand will be discussed at the Committee's meeting on Monday October 20. Thank you for your consideration.

Regards,
Bob Harrer
BCNA board member

BARBARY COAST NEIGHBORHOOD ASSOCIATION

BCNA
PO Box 2045
San Francisco, CA 94126
BCNA@bcnasf.org
www.bcnasf.org

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Diana Taylor

October 15, 2025

Via email

Board of Supervisors Land Use and Transportation Committee
1 Dr. Carlton Goodlett Place
City Hall
San Francisco CA, 94102-4689
c/o Clerk John Carroll
John.Carroll@sfgov.org

Re: Land Use and Transportation Committee, October 20, 2025 Hearing
Item: Family Zoning Plan

Dear Supervisors Melgar, Chen and Mahmood:

On behalf of the Barbary Coast Neighborhood Association (BCNA), this letter submits our comments on the most recent September 30, 2025, version of the Family Zoning Plan (the Plan) issued by the Planning Commission and posted on its website. BCNA serves the residents and businesses in the northeastern waterfront along the Embarcadero from Bay Street to Clay Street. The residents of our densely populated, mixed use neighborhood live in a wide variety of housing, including the Gateway, one of San Francisco's largest rent-controlled apartment complexes, the income-restricted Broadway Cove and 735 Davis Street offering housing for families and seniors, the Broadway Family Apartments and the Broadway Sansome complex, as well as an array of market rate condominiums, apartments and flats. In a very real sense, the BCNA neighborhood has been living and exemplifying the announced goals of the Plan for many years.

Backing onto the Embarcadero as we do, our membership takes great enjoyment and pride in our location along one of the nation's, if not the world's, most scenic waterfronts. Since our formation, we have been very active in issues impacting the entire northeastern waterfront, and especially have sought to protect the expansive views and feeling of openness provided by the Embarcadero's unique promenade for both residents and tourists alike. This has included continuing support for the existing 40-foot height limit along the City's waterfront. It is our concern for the protection of the Embarcadero and the northeastern waterfront that leads BCNA to make a very targeted request of the Land Use and Transportation Committee. For the reasons set forth below, we request that the block labeled #4 on the accompanying map be removed from coverage by the Family Zoning Plan entirely and be zoned to exclude the construction of any housing on it.

Our September 9, 2025, initial comment letter to the Planning Commission on the Family Zoning Plan centered on the impact that the July 29 version of the Plan would have had on the triangle of lots bordered by the Embarcadero, Bay Street and Powell Street. We continue to believe, as expressed in that letter, that the best way to protect the unique importance of the Embarcadero is with a firm 40-foot height limit for all housing within that triangle. We appreciate and wish to commend the September 30 version of the Plan on its implicit acknowledgment of the importance of protecting of the Embarcadero and the northeastern waterfront embodied in its:

1. Reduction of the base height for that entire triangle to 40 feet; and
2. Removal of the lots numbered 1-3 on the attached map from coverage by the Plan altogether.

However, we remain seriously concerned about the Plan's treatment of the block labeled #4 on the enclosed map. That block sits directly across the Embarcadero from the major tourist attractions of Pier 39 and the Plaza de California. While we appreciate that the September 30 version of the Plan now lowers the proposed local program height limit on block #4 from 85 feet to 65 feet, we don't believe that is sufficient to protect this unique location. Left unchanged, applying the state program's 100% density bonus to the 40-foot base height in combination with density decontrol could allow a 12-story tower on block #4. Density decontrol is available because it accompanies the block's inclusion in a proposed commercial/mixed use district. We view this as an unnecessary and unacceptable threat to the preservation of the human scale and singular attractiveness of the Embarcadero promenade. A 12-story tower would be a particular affront to, and an unfortunate greeting for, Pier 39 visitors and those arriving at the Cruise Ship Terminal, who come expecting the welcoming human scale and street level ambiance that make San Francisco San Francisco. As the Supervisors are well aware, tourism is a vital contributor to San Francisco's economy and brought in over $9 billion last year, per SF Travel.

We therefore are requesting that Block #4 be removed from coverage of the Family Zoning Plan and that the construction of residential units on Block #4 be expressly prohibited. We recognize that this request may appear unusual. However, given the impact density decontrol could have on this critical location, and the resultant potential for an inadvertent disadvantage to the local program vis a vis the state program, we fail to see any other approach that will bring the appropriate level of certainty that the future built environment of block #4 will not mar this vital section of the Embarcadero and the waterfront.

There can be no doubt that strong protection of the Embarcadero and the waterfront is of vital interest to all San Franciscans. Starting with public opposition to the Fontana Towers in the early 1960's through the removal of the Embarcadero Freeway to the comments received by the Port of San Francisco in Spring 2024 on its draft Waterfront Resilience Program that "[t}he Embarcadero Promenade is viewed as a critical asset and there is a strong desire to preserve and enhance it", San Francisco voters have made it clear that they do not support development that diminishes access to and enjoyment of the expansiveness of the Embarcadero and its connection to the Bay.

The mantra regarding real estate from time immemorial has been "location, location, location". Real estate is not a fungible asset where one parcel is the functional equivalent of another. For better or worse, the Family Zoning Plan will impact thousands of parcels across San Francisco. But only a very few of those parcels can negatively impact the experience of San Francisco's incomparable Embarcadero. Block #4 is one of those parcels. Mayor Lurie, various members of the Board of Supervisors and other city officials in recent days have stressed that passage of the Family Zoning Plan is the only way for San Francisco to maintain local control over building decisions and to use local knowledge to guide thoughtful residential development. But deciding where <u>not</u> to build also can be an important exercise of local control and knowledge. Protection of the irreplaceable public asset of the Embarcadero and the northeastern waterfront is a value historically held by all San Franciscans, and

we therefore urge the Land Use and Transportation Committee to express that value by removing Block #4 from coverage by the Family Zoning Plan and by prohibiting the construction of any residential units on that block in the future.

We further request this letter be entered into the record of the Land Use and Transportation's October 20 hearing on the Family Zoning Plan. Please contact Bob Harrer with questions or comments on our request and this comment letter.

Sincerely,

BCNA Board of Directors, by
Mary Jane Large, President
maryjanelarge@me.com

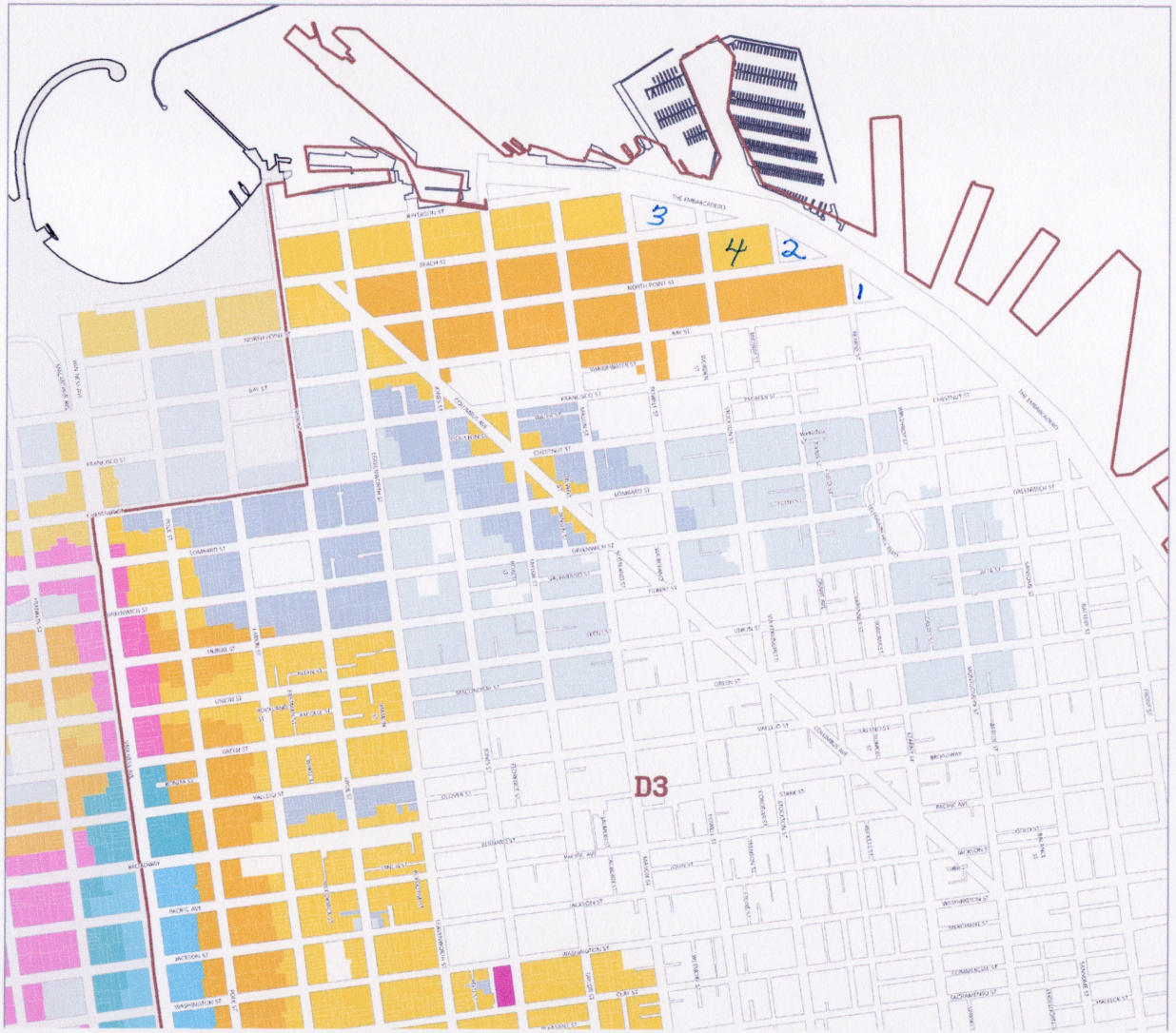
Robert Harrer, Former President and Board Member
theharrers@aol.com

cc: All other members of the Board of Supervisors, Board.of.Supervisors@sfgov.org
Sarah Dennis-Phillips, Planning Director, sarah.dennis-phillips@sfgov.org
Rachael Tanner, Planner rachael.tanner@sfgov.org
Lisa Chen, Planner lisa.chen@sfgov.org
Michelle Andrews, legislative aide, Supervisor Sauter, Michelle.Andrews@sfgov.org

Family Zoning Plan Zoning Map Ordinance:
Proposed Local Program Height Limits

September 30, 2025

Supervisorial District 3



From: Kleanthes Koniaris
To: SauterStaff
Cc: Board of Supervisors (BOS); Andrews, Michelle (BOS); Bell, Tita (BOS)
Subject: District 3 zoning impact – Bay St. 105-foot height limit
Date: Friday, October 10, 2025 7:34:55 PM
Attachments: Screenshot 2025-10-10 at 18.33.24.png

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

Dear Supervisor Sauter and Colleagues,

I live at 222 Francisco Street in District 3. My building sadly lost a lot of value during COVID that hasn't come back. It still has its north-facing water view, however.

Under the Mayor's proposed *Family Zoning Plan*, parcels directly north of me are slated for **105-foot buildings**. If those are built, my view of the water will be entirely blocked. Based on comparable sales data in similar circumstances, I estimate this would result in an additional **30% loss in property value**. I've attached a zoning map illustrating the issue.

I understand that the intent of the plan is to increase housing, but this **dramatic height increase** seems both unnecessary and harmful to the neighborhood. Developers will naturally build to the maximum allowed height, especially on parcels so close to the waterfront — locking in their own views while everyone south loses theirs. Meanwhile, this area already faces severe transportation constraints (the Embarcadero and Bay Street are chokepoints), so additional density would bring more congestion, less parking, and a lower overall quality of life.

I respectfully ask that you **either oppose the Family Zoning Plan in its current form** or **amend it to reduce the 105-foot height limit north of Bay Street**. In my case, SB 79 would actually be less damaging.

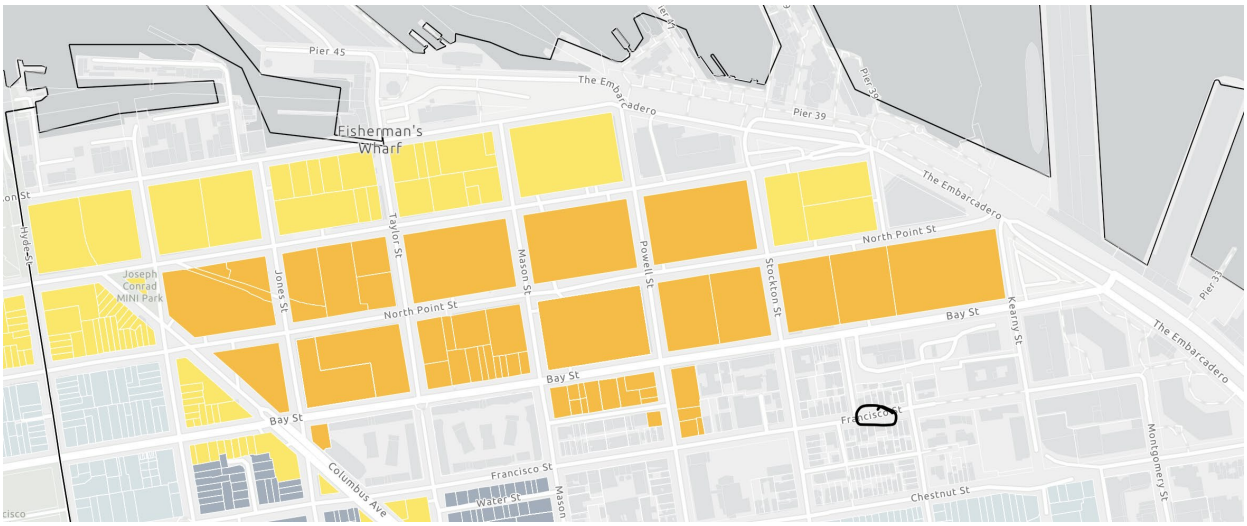
I believe many of my neighbors share these concerns, and that there is room for a **reasonable zoning compromise** that allows for growth without devastating existing communities.

Best Regards,

Kleanthes Koniaris

222 Francisco Street

San Francisco, CA 94133



From: Zack Subin
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Sunday, October 12, 2025 9:06:15 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

As a D11 resident, I am excited to see more homes near Ocean Ave to support our small businesses and transit!

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Zack Subin
zack.subin@fastmail.fm
192 Caine Ave
San Francisco, California 94112

From: Barbara Heffernan
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Monday, October 13, 2025 1:22:30 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,
Barbara Heffernan

Barbara
California

From:	Allison Ettenger
To:	Mandelman, Rafael (BOS); MandelmanStaff (BOS)
Cc:	Tanner, Rachael (CPC); Chen, Lisa (CPC); Segal, Ned (MYR); Bonde, Aly (MYR); Calvillo, Angela (BOS)
Subject:	District 8 Resident Supporting Family Zoning Plan
Date:	Tuesday, October 14, 2025 11:40:13 AM

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

Hello Supervisor Mandelman,

I recently moved into District 8 with my family after living in District 9 (where I lived for 10 years). We love living in District 8 (Upper Noe Valley) and that we can access Muni lines (the J, 24, 36, and many others) and also can walk to my daughter's preschool and Upper Noe Recreation Center. We nearly relocated to the East Bay this past year due to a lack of suitable housing options. But we're so glad we stayed in SF, and I am looking forward to finding a kindergarten program for my daughter in SFUSD (hopefully at Alvarado or Dolores Huerta) to keep deepening our roots in the community.

I'm writing to ask you to support the Family Zoning Plan which is coming to the Board of Supervisors soon. By allowing small- and mid-scale apartments across more neighborhoods—especially along safe, transit-served corridors—it helps deliver the types of homes families actually use: multi-bedroom units close to childcare, after-school programs, and open space. This is essential to keeping families tied to the community and increases our well-being.

My friends and neighbors (in Districts 8 and 9, both current and former) are following this legislation closely. We are hopeful you and your colleagues can make real progress on the city’s housing shortage.

Many thanks for your time.

Sincerely,
Allison Ettenger

From:	Tim Omi
To:	Lurie, Daniel (MYR)
Cc:	Board of Supervisors (BOS); Segal, Ned (MYR); alyssa@talaryabrands.com; Dorsey, Matt (BOS); Engardio, Joel (BOS); Fielder, Jackie (BOS); Mahmood, Bilal (BOS); Mandelman, Rafael (BOS); Melgar, Myrna (BOS); Sauter, Danny (BOS); Sherrill, Stephen (BOS); Walton, Shamann (BOS); Tang, Katy (ECN); commissionstreamlining
Subject:	SFCDMA Support for the Mayor's Family Zoning Plan
Date:	Friday, October 10, 2025 10:33:38 AM
Attachments:	CDMA Letter of Support Family Zoning .pdf

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

Timothy Omi
tim@sfcdma.org
1-415-590-0930
President, San Francisco Council of District Merchants Associations
President, Fillmore Merchant Association

Dear Mayor Lurie and Members of the Board of Supervisors,

I am writing to inform you that the San Francisco Council of District Merchants Associations (SFCDMA) has formally voted to support the Mayor's Family Zoning Plan. After extensive deliberation and numerous conversations with the Planning Department, Supervisors, and Mayors office a majority of our board reached consensus in favor of this important measure.

Back in August, SFCDMA proposed three key additions to the Family Zoning Plan aimed at mitigating small business displacement and reducing the potential negative impacts of large construction projects on our commercial corridors. These corridors form the backbone of San Francisco's neighborhoods — they are where small businesses give our city its identity, culture, and sense of community.

We deeply appreciate the collaborative process that has allowed merchants and community leaders to engage directly with the Mayor's Office and members of the Board. The open dialogue and responsiveness we have experienced mark a positive new chapter in how small businesses participate in shaping city policy.

We are also encouraged that Supervisor Melgar's proposals — including restaurant displacement assistance, expanded buildout support, and an increase to the small business displacement cap — will be incorporated into the plan. Additionally, we urge the City to move quickly to establish a Small Business Displacement Fund in good faith and to implement the incentive for in-kind commercial space replacement within the developer incentive program, as discussed with the Planning Department.

Thank you for your partnership and for ensuring that San Francisco's growth continues to include — and protect — the small businesses that make our city vibrant.

Sincerely,
Timothy Omi
President
San Francisco Council of District Merchants Associations

From: Justin Truong
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Saturday, October 4, 2025 10:21:19 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco, California 94112

From: natashjadewolf@everyactioncustom.com on behalf of Natashja Dewolfe
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 8:58:34 AM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Natashja Dewolfe
San Francisco, CA 94122

From: natashjadewolf@everyactioncustom.com on behalf of Natashja Dewolfe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 5, 2025 8:58:45 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Natashja Dewolfe
San Francisco, CA 94122

From: kielygomes@everyactioncustom.com on behalf of Karen Schwartz
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 5, 2025 9:04:01 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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ADDITIONAL COMMENTS (optional):

Sincerely,
Karen Schwartz
San Francisco, CA 94114

From: diana.giampaoli@everyactioncustom.com on behalf of Diana Giampaoli
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 9:36:42 AM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional): It will not be low income. It will just take away light and bring in more empty storefronts ruining our beautiful neighborhoods. Just making the builders richer and they don't care about anything but themselves. So many empty buildings in SF to fix and house people. Teachers, etc won't be able to afford these buildings.

Sincerely,
Diana Giampaoli
San Francisco, CA 94123

From: esens123@everyactioncustom.com on behalf of Erik Sens
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 10:39:01 AM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Erik Sens
San Francisco, CA 94122

From:	symondspaula@everyactioncustom.com on behalf of Paula Symonds
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Sunday, October 5, 2025 11:13:16 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): As a San Franciscan of 80+ years i know that our city has been known around the world for its jewel like beauty. We can add affordable housing without turning San Francisco into a high rise jungle. We need parks and trees. We do not need towers. We can find ways to add affordable housing using creativity but the bash and burn of our leaders seems to them to be easier. There is no imagination in this plan only ways for the rich to get richer.

Sincerely,
Paula Symonds
San Francisco, CA 94114

From: zano999@everyactioncustom.com on behalf of martin zanfardino
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 10:23:33 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
martin zanfardino
San Francisco, CA 94133

From: jlzsf@everyactioncustom.com on behalf of judith zimrin
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Sunday, October 5, 2025 10:23:51 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
judith zimrin
San Francisco, CA 94133

From: PhilD0210@everyactioncustom.com on behalf of Phil Dillard
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, October 5, 2025 11:32:05 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Phil Dillard
San Francisco, CA 94133

From:	mark.r.berwick@everyactioncustom.com on behalf of Mark Berwick
To:	Board of Supervisors (BOS)
Subject:	Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date:	Monday, October 6, 2025 8:04:52 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional): Please consider the long term implications of this plan and strongly question the flawed justifications being used to push it through. The consequences of allowing this plan to move forward are huge for residents and the future of the city. From everything I've read, we don't need these more units to comply with the state's requirements (we need to look more closely at what's available), the growth forecasts being used are completely disconnected with reality of our city's growth in recent years (which is actually shrinking), and simply adding units has not proven to be an effective means to improve affordability. Please give this further consideration and diligently review the assumptions, the need and the resulting indelible changes we'll all suffer.

Sincerely,
Mark Berwick
San Francisco, CA 94123

From: gfpedler@everyactioncustom.com on behalf of Gary Pedler
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, October 7, 2025 10:51:40 AM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

As passed by the Planning Commission, the plan would do little to provide reasonably priced housing, force people out of existing housing, overburden the infrastructure, and destroy the character of a city that earns a lot of money as a place tourists want to visit.

I urge you to scale this plan back drastically and find a more measured, step-by-step approach to the issue.

Sincerely,
Gary Pedler
San Francisco, CA 94114

From: Jared Boot-Haury
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:25:56 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Jared Boot-Haury
jwboot3@icloud.com
351 King St, Unit 122
San Francisco, California 94158

From: Derek Gendvil
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:27:47 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Derek Gendvil
dgendvil@gmail.com
9030 w. Sahara ave. #360
Las Vegas , Nevada 89117

From: Sandy Carter
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:36:36 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Sandy Carter
carters989@gmail.com
740 Anza Street
San Francisco, California 94118

From: Noah Garcia
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:38:52 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Noah Garcia (D5 Resident)

Noah Garcia
noahgarcia80@gmail.com
564 Fell St
San Francisco, California 94102

From: Samah Shah
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 6:53:06 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I’m writing to express my strong support for the Family Zoning Plan.

I've lived in the Richmond of 6 years and this neighbourhood especially urgently needs more homes. We have not built enough housing for our residents and the people who work here, but this plan finally moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city’s future.

Let’s build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Samah Shah
samahsemail@gmail.com
1732 Anza St Apt 3
San Francisco, California 94118

From: Casey Frost
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:02:32 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Casey Frost
caseyfrost13@gmail.com
111 Monterey Blvd
San Francisco, California 94131

From: Leah Loversky
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:22:15 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Leah Loversky
ldloversky@gmail.com
1207 CHESTNUT ST APT 10
San Francisco, California 94109

From: Mark Goldberg
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:27:26 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Mark Goldberg
mark.goldbergsf@gmail.com
2362 Bay Street
San Francisco, California 94123

From: Teresa Dal Santo
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:30:50 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Teresa Dal Santo
dalsantot@gmail.com
2031 Powell Street,
San Francisco, California 94133

From: teeeets@gmail.com
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 7:42:55 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

teeeets@gmail.com
838 Anza St
Sf, California 94118

From: Anthony Criscione
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 8:42:39 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Anthony Criscione
acriscione1997@gmail.com
145 San Jose Avenue
San Francisco, California 94110

From: Justin Truong
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 11:23:52 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco, California 94112

From: shsetterfield@gmail.com
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, October 7, 2025 11:59:21 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

shsetterfield@gmail.com
88 Hoff St, #206
San Francisco, California 94110

From: John Steponaitis
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 12:54:31 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

John Steponaitis
steponaj@gmail.com
910 Geary 20
San Francisco, California 94109-7095

From: Shane Booth
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 6:52:46 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Shane Booth
shanerama@gmail.com
112 Delano Ave
San Francisco, California 94112

From: Patrick Le
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 8:03:09 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Patrick Le
patrickle1994@gmail.com
511 Eureka St
San Francisco, California 94114

From: James Lemaire
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 9:22:20 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

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Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

James Lemaire
james.roderick.lemaire@gmail.com
3685 17th St
San Francisco, California 94114

From: Irene Koo
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 10:36:03 AM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

As a resident of D1 Inner Richmond, I'm writing to express my strong support for the Family Zoning Plan. I especially hope my own Supervisor Connie Chan hears our voices in support of this plan.

San Francisco urgently needs more homes — and this plan moves us in the right direction. It will expand housing choices across the city, especially in high-opportunity areas near transit, jobs, and schools. It gives families the flexibility to build backyard units, in-law apartments, and small buildings that allow them to stay close to the people they love.

This is a thoughtful, community-informed proposal that aligns with our Housing Element goals while addressing the real, everyday needs of San Franciscans. I urge you to support the Family Zoning Plan and to continue working toward a housing system that is fair, inclusive, and responsive to the city's future.

I imagine raising a family here in SF, and I'd love for it to be in the Inner Richmond and in a city where the Family Zoning Plan is making the city we love, even better.

Let's build a San Francisco where everyone can belong. Thank you for your partnership and collaboration.

Irene Koo
irenekoo08@gmail.com
157 8th Avenue
San Francisco, California 94118

From: Brandon Jackson
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, October 8, 2025 8:11:21 PM

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

Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors & Commissioners,

I'm writing to express my strong support for the Family Zoning Plan. I live South of Market, and by far the majority of housing built in recent decades in San Francisco has been around my neighborhood. But much of this housing is not suitable for families or mixed-age households.

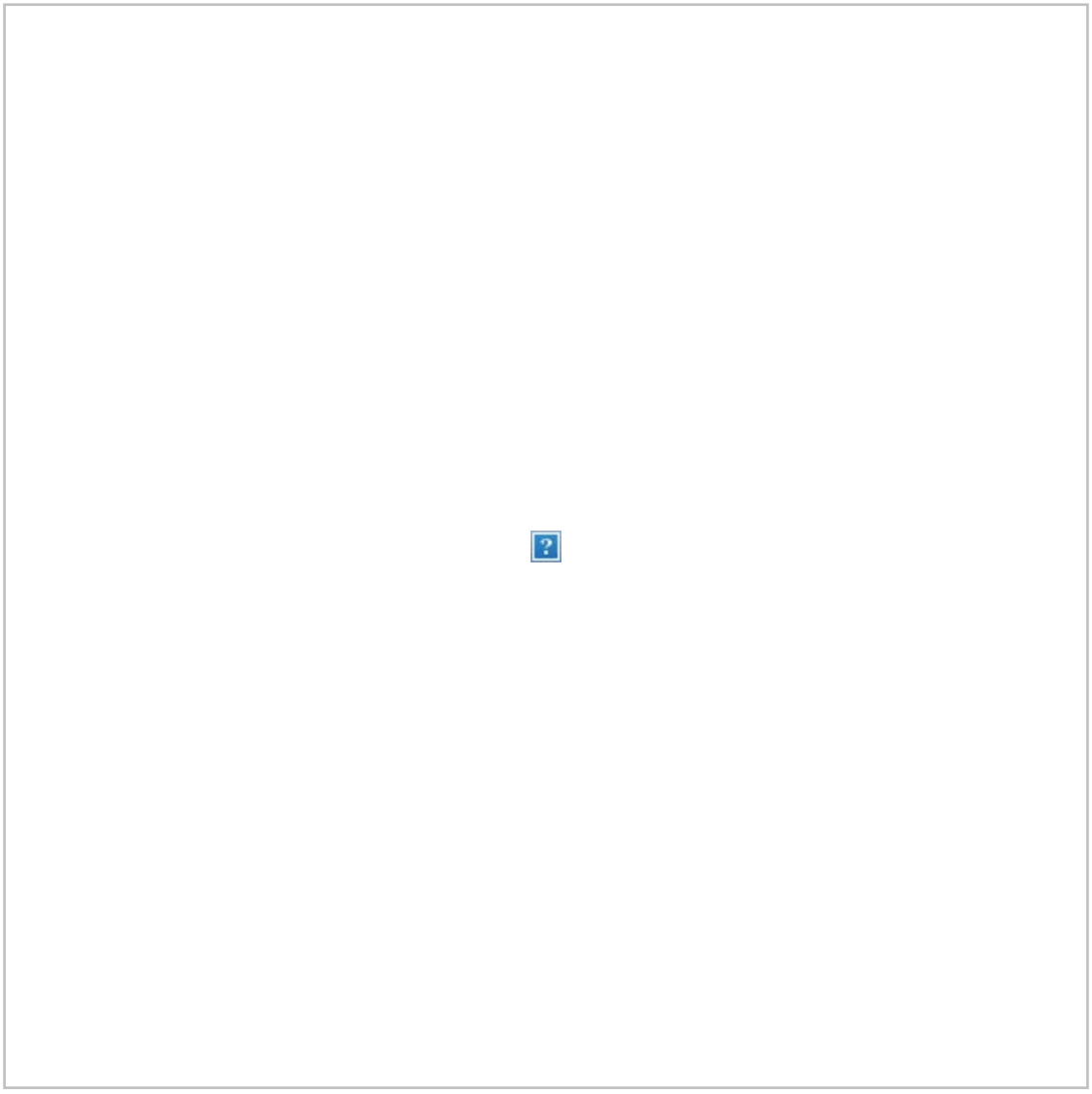
Meanwhile, the west side of the city has built very little housing in recent decades, and has continually resisted even modest proposals to increase housing. We do not need drastic upzoning of the west side in order to improve this situation. The changes proposed in the Family Zoning Plan will go a long way to achieving this goal, and I urge you to support this for the benefit of ALL San Franciscans.

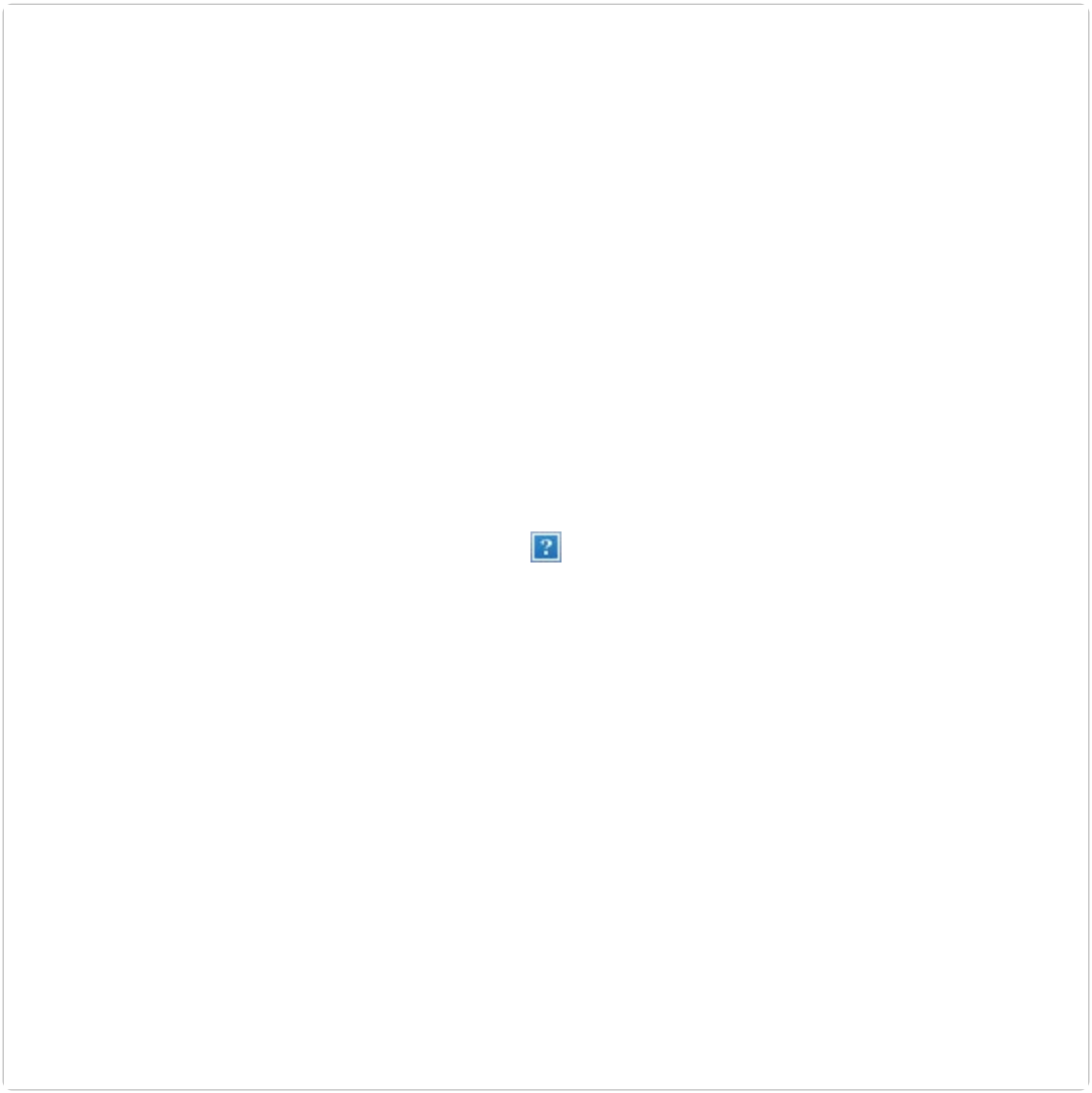
Respectfully,
Brandon Jackson

Brandon Jackson
brandonmjackson77@gmail.com
68 Harriet Street, Unit 7
San Francisco, California 94103

From: Westside Observer
To: Board of Supervisors (BOS)
Subject: Lurie"s Zoning Plan • Streamlining"s Double-Cross • 29-Sunset Bus Line • Zoo"s Fundraiser • Diamond Heights Tower • High School Hookey •
Date: Thursday, October 9, 2025 9:58:26 AM

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A Future for Westside Neighborhoods?

Six Fatal Flaws in Lurie's Rezoning Plan

The recall of Engardio sent shock waves through Lurie's supporters on the Board of Supervisors — Sherrill (Marina), Sauter (North Beach, Chinatown), and Melgar in District 7 — face large-scale opposition to the proposal.

The Planning Commission passed the proposal on a 4-3 vote. Its failure to get one vote from any of the supervisor-appointed commissioners shows the distinctly partisan character of the proposal.

The growing opposition to the proposal was starkly shown at a press

conference the same day when Lurie was booed for extended periods during his remarks.

by Calvin Welch

Read More

Move Fast — Break Things?

Voters Double-Crossed at Commission Streamlining Task Force

Hey Task Force — Prop D LOST. Implement Prop. E! It Won.

Weakening commissions is precisely what the Task Force is doing to hand Mayor Lurie more strong mayor authority. While it was supposed to be a "hedge" against a "strong mayor" the Task Force recommends implementing the opposite.

by Patrick Monette-Shaw

Read More



Navy's Final Insult

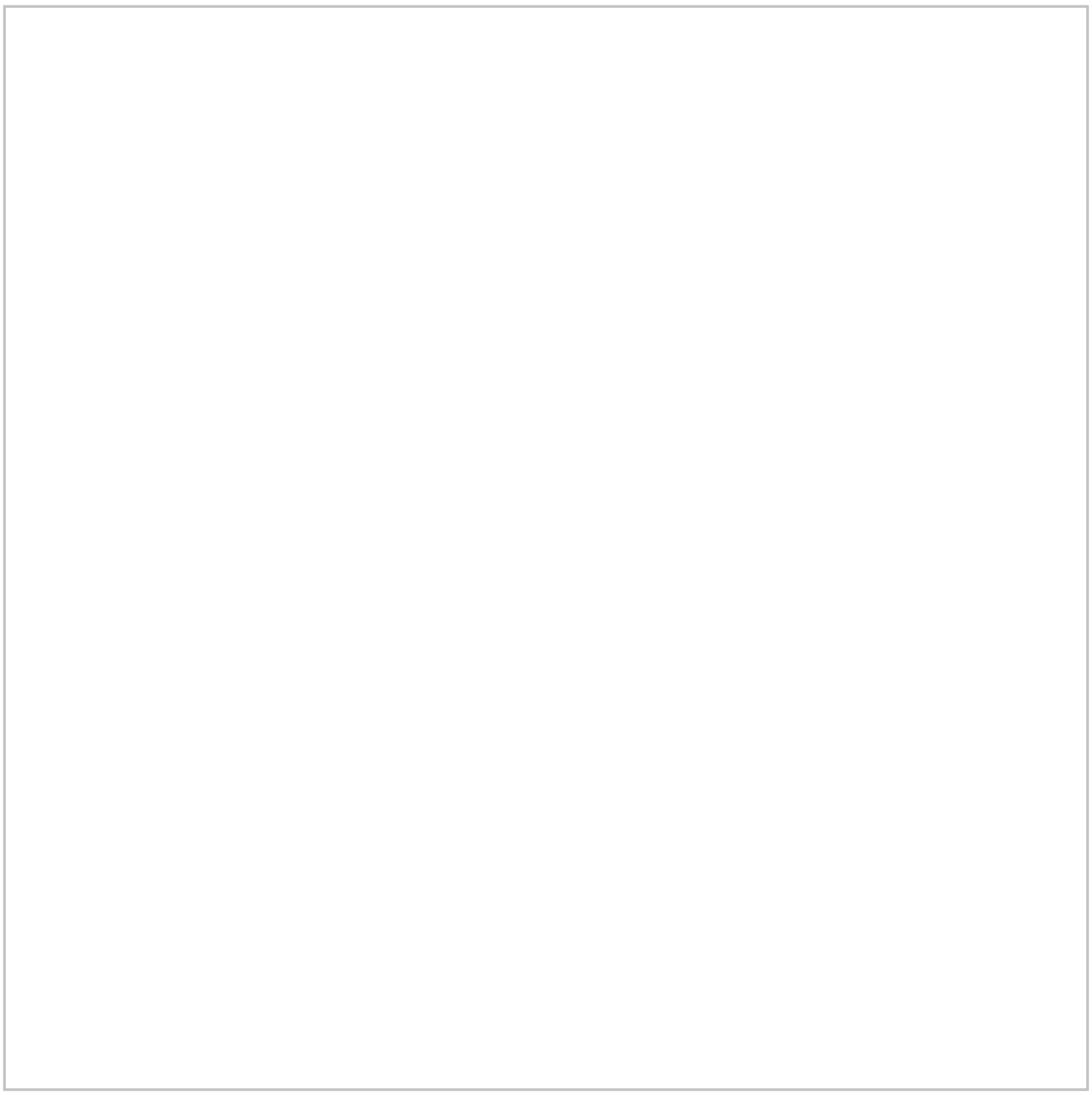
Plan to "Explode" Toxic Site Endangers Neighbors

The Navy exhibits poor behavior. Can we really trust their judgment that the buildings located on Parcel G are safe for demolition by explosion?

An explosion will create a dust cloud that will impact the Palou Avenue neighborhood, with playgrounds, schools, churches and transit lines. And worse, the toxic debris must be removed — traveling down numerous side streets to Third Street, exposing all those passing by to heavily poisonous dust.

by Glenn Rogers

Read More



Planners want to eliminate 12 stops for SF’s longest bus route

Makeover for 29-Sunset Line

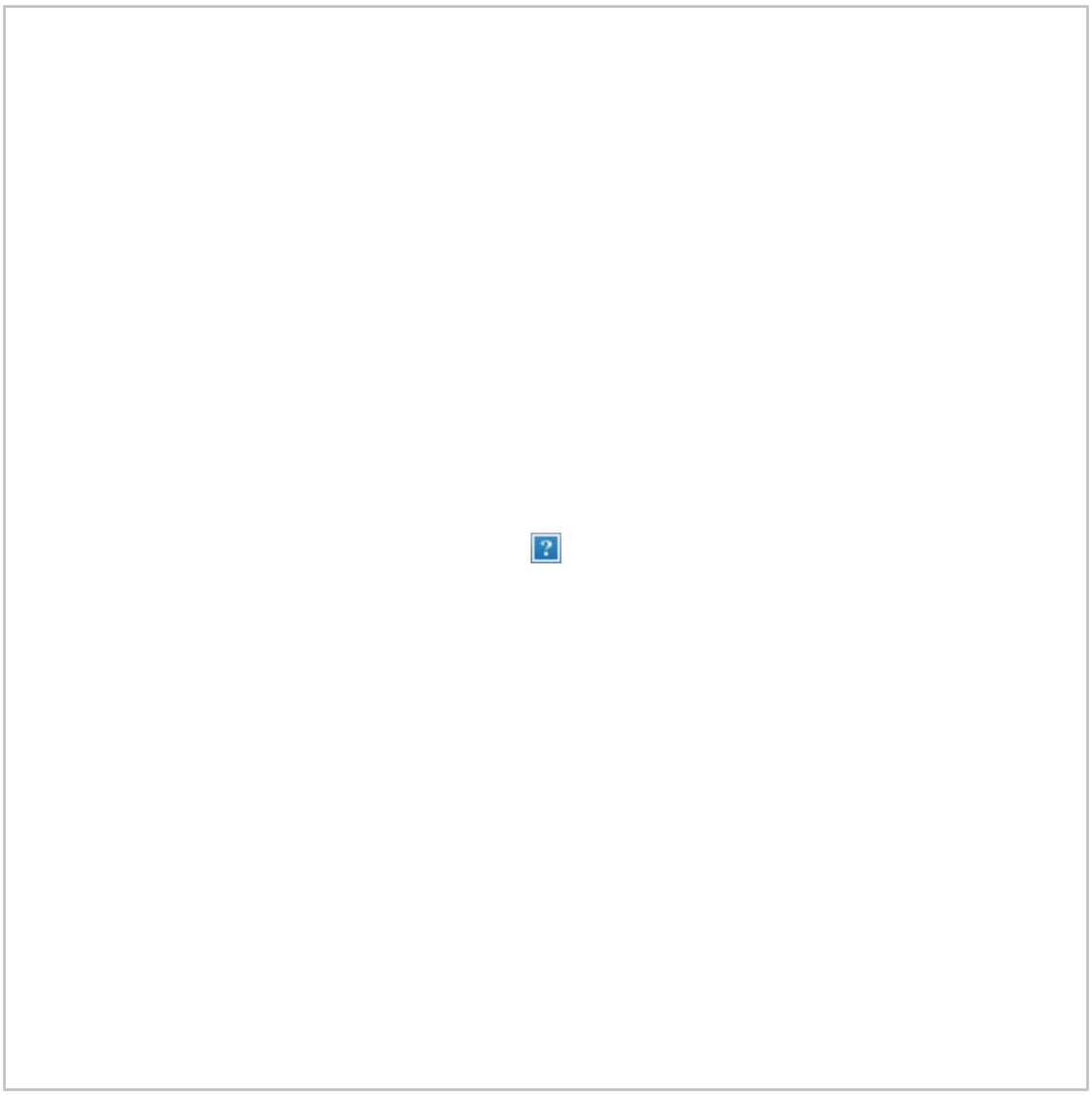
The 29-Sunset bus line, notorious for being jampacked with students heading to and from school, may soon get some much-needed help. SFMTA wants to remove bus stops at a dozen intersections that do not meet standards—800 feet minimum distance between stops.

by Jason Chinn

Read More



More Information



City's planners approve 104-foot tower in Diamond Heights despite broad community opposition.

Neighborhood Finds It Hard to Battle AT&T

The final vote was typical of the Planning Commission today: four Mayoral appointees voted yes. All three Supes appointees voted no

The "monopole" would soar over existing trees and create a major new element on the skyline in a part of town where most construction is limited to four stories.

The neighborhood was organized, and speakers at the commission meeting were 100 percent against the proposal (although 13 people in

the neighborhood wrote to support the plan, with 83 opposed). Speakers noted that the tower would be an eyesore—but also a potential fire threat.

by Tim Redmond

Read More

Moving captive wild animals such as gorillas, like Cecil, across the country continues the cycle of artificial, high-stakes social manipulation

Animal Rights Activists Cold-Shoulder Zoo's Gala Fundraiser

Behind the feel-good PR lies a disturbing truth says Barker. This isn't about animal welfare. It's about control, breeding quotas, and the illusion of progress

The Zoo is eagerly preparing for its annual Gala Fundraiser this October 18. The recent arrival of newest resident Cecil the Zoo's new male silverback Western lowland gorilla, is in the spotlight. He was born at the Cincinnati Zoo in Ohio. His arrival in San Francisco at 27 years old marks his third place of residence within a zoo establishment.

by Jonathan Farrell

Read More

Truency Is A Serious Problem for California Schools

In the 2024–25, SFUSD students lost an estimated 4.4 million hours of learning and SFUSD lost over $60 million in state funding due to student absences. In California, school funding is based on attendance. If a student does not show up, the district loses money.

by Carol Kocivar

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Earthquake Brace + Bolt program *Extended*

CRMP EXTENDS EARTHQUAKE GRANT APPLICATION DEADLINE

Extension through October 17 aligns with California Great ShakeOut to boost
earthquake preparedness awareness. Grants of up to $3000 are available for eligible homeowners in our area.

Sign Up

The Things That Make Us Grumpy

Quinten expands on the recall of Supervisor Joel Engardio, Prop 50, even Trump's announcement last month that he would award one-time mayor Rudy Giuliani the highest US civilian honor, the Presidential Medal of Honor.

Read More

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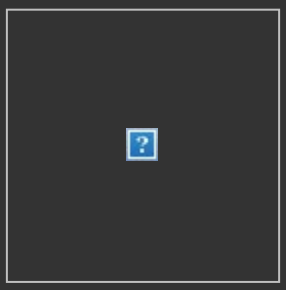
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From:	johnpmurray415@everyactioncustom.com on behalf of John Murray
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 9, 2025 2:09:15 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
John Murray
San Francisco, CA 94133

From: sptsantilis@everyactioncustom.com on behalf of Senta Tsantilis
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 9, 2025 5:22:57 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Senta Tsantilis

From:	Carroll, John (BOS)
To:	JANIS and BOB HARRER; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Cc:	Dennis Phillips, Sarah (CPC); Tanner, Rachael (CPC); Chen, Lisa (CPC); Andrews, Michelle (BOS); Mary Jane Large
Subject:	RE: Land Use and Transportation Committee Meeting on Family zoning Plan - BOS File No. 250700, 250701, 250966
Date:	Thursday, October 16, 2025 9:14:00 AM
Attachments:	BOS Land Use Com 10152025.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 files for these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700
- Board of Supervisors File No. 250701
- Board of Supervisors File No. 250966

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: JANIS and BOB HARRER <theharrers@aol.com>
Sent: Wednesday, October 15, 2025 2:27 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chen, Lisa (CPC) <lisa.chen@sfgov.org>; Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>; Mary Jane Large <maryjanelarge@me.com>
Subject: Land Use and Transportation Committee Meeting on Family zoning Plan

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

On behalf of the Barbary Coast Neighborhood Association, I am forwarding the attached letter to the Land Use and Transportation Committee. The letter provides comments on the Family Zoning Plan, which we understand will be discussed at the Committee's meeting on Monday October 20. Thank you for your consideration.

Regards,
Bob Harrer
BCNA board member

BARBARY COAST NEIGHBORHOOD ASSOCIATION

BCNA
PO Box 2045
San Francisco, CA 94126
BCNA@bcnasf.org
www.bcnasf.org

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October 15, 2025

Via email

Board of Supervisors Land Use and Transportation Committee
1 Dr. Carlton Goodlett Place
City Hall
San Francisco CA, 94102-4689
c/o Clerk John Carroll
John.Carroll@sfgov.org

Re: Land Use and Transportation Committee, October 20, 2025 Hearing
Item: Family Zoning Plan

Dear Supervisors Melgar, Chen and Mahmood:

On behalf of the Barbary Coast Neighborhood Association (BCNA), this letter submits our comments on the most recent September 30, 2025, version of the Family Zoning Plan (the Plan) issued by the Planning Commission and posted on its website. BCNA serves the residents and businesses in the northeastern waterfront along the Embarcadero from Bay Street to Clay Street. The residents of our densely populated, mixed use neighborhood live in a wide variety of housing, including the Gateway, one of San Francisco's largest rent-controlled apartment complexes, the income-restricted Broadway Cove and 735 Davis Street offering housing for families and seniors, the Broadway Family Apartments and the Broadway Sansome complex, as well as an array of market rate condominiums, apartments and flats. In a very real sense, the BCNA neighborhood has been living and exemplifying the announced goals of the Plan for many years.

Backing onto the Embarcadero as we do, our membership takes great enjoyment and pride in our location along one of the nation's, if not the world's, most scenic waterfronts. Since our formation, we have been very active in issues impacting the entire northeastern waterfront, and especially have sought to protect the expansive views and feeling of openness provided by the Embarcadero's unique promenade for both residents and tourists alike. This has included continuing support for the existing 40-foot height limit along the City's waterfront. It is our concern for the protection of the Embarcadero and the northeastern waterfront that leads BCNA to make a very targeted request of the Land Use and Transportation Committee. For the reasons set forth below, we request that the block labeled #4 on the accompanying map be removed from coverage by the Family Zoning Plan entirely and be zoned to exclude the construction of any housing on it.

Our September 9, 2025, initial comment letter to the Planning Commission on the Family Zoning Plan centered on the impact that the July 29 version of the Plan would have had on the triangle of lots bordered by the Embarcadero, Bay Street and Powell Street. We continue to believe, as expressed in that letter, that the best way to protect the unique importance of the Embarcadero is with a firm 40-foot height limit for all housing within that triangle. We appreciate and wish to commend the September 30 version of the Plan on its implicit acknowledgment of the importance of protecting of the Embarcadero and the northeastern waterfront embodied in its:

1. Reduction of the base height for that entire triangle to 40 feet; and
2. Removal of the lots numbered 1-3 on the attached map from coverage by the Plan altogether.

However, we remain seriously concerned about the Plan's treatment of the block labeled #4 on the enclosed map. That block sits directly across the Embarcadero from the major tourist attractions of Pier 39 and the Plaza de California. While we appreciate that the September 30 version of the Plan now lowers the proposed local program height limit on block #4 from 85 feet to 65 feet, we don't believe that is sufficient to protect this unique location. Left unchanged, applying the state program's 100% density bonus to the 40-foot base height in combination with density decontrol could allow a 12-story tower on block #4. Density decontrol is available because it accompanies the block's inclusion in a proposed commercial/mixed use district. We view this as an unnecessary and unacceptable threat to the preservation of the human scale and singular attractiveness of the Embarcadero promenade. A 12-story tower would be a particular affront to, and an unfortunate greeting for, Pier 39 visitors and those arriving at the Cruise Ship Terminal, who come expecting the welcoming human scale and street level ambiance that make San Francisco San Francisco. As the Supervisors are well aware, tourism is a vital contributor to San Francisco's economy and brought in over $9 billion last year, per SF Travel.

We therefore are requesting that Block #4 be removed from coverage of the Family Zoning Plan and that the construction of residential units on Block #4 be expressly prohibited. We recognize that this request may appear unusual. However, given the impact density decontrol could have on this critical location, and the resultant potential for an inadvertent disadvantage to the local program vis a vis the state program, we fail to see any other approach that will bring the appropriate level of certainty that the future built environment of block #4 will not mar this vital section of the Embarcadero and the waterfront.

There can be no doubt that strong protection of the Embarcadero and the waterfront is of vital interest to all San Franciscans. Starting with public opposition to the Fontana Towers in the early 1960's through the removal of the Embarcadero Freeway to the comments received by the Port of San Francisco in Spring 2024 on its draft Waterfront Resilience Program that "[t}he Embarcadero Promenade is viewed as a critical asset and there is a strong desire to preserve and enhance it", San Francisco voters have made it clear that they do not support development that diminishes access to and enjoyment of the expansiveness of the Embarcadero and its connection to the Bay.

The mantra regarding real estate from time immemorial has been "location, location, location". Real estate is not a fungible asset where one parcel is the functional equivalent of another. For better or worse, the Family Zoning Plan will impact thousands of parcels across San Francisco. But only a very few of those parcels can negatively impact the experience of San Francisco's incomparable Embarcadero. Block #4 is one of those parcels. Mayor Lurie, various members of the Board of Supervisors and other city officials in recent days have stressed that passage of the Family Zoning Plan is the only way for San Francisco to maintain local control over building decisions and to use local knowledge to guide thoughtful residential development. But deciding where <u>not</u> to build also can be an important exercise of local control and knowledge. Protection of the irreplaceable public asset of the Embarcadero and the northeastern waterfront is a value historically held by all San Franciscans, and

we therefore urge the Land Use and Transportation Committee to express that value by removing Block #4 from coverage by the Family Zoning Plan and by prohibiting the construction of any residential units on that block in the future.

We further request this letter be entered into the record of the Land Use and Transportation's October 20 hearing on the Family Zoning Plan. Please contact Bob Harrer with questions or comments on our request and this comment letter.

Sincerely,

BCNA Board of Directors, by
Mary Jane Large, President
maryjanelarge@me.com

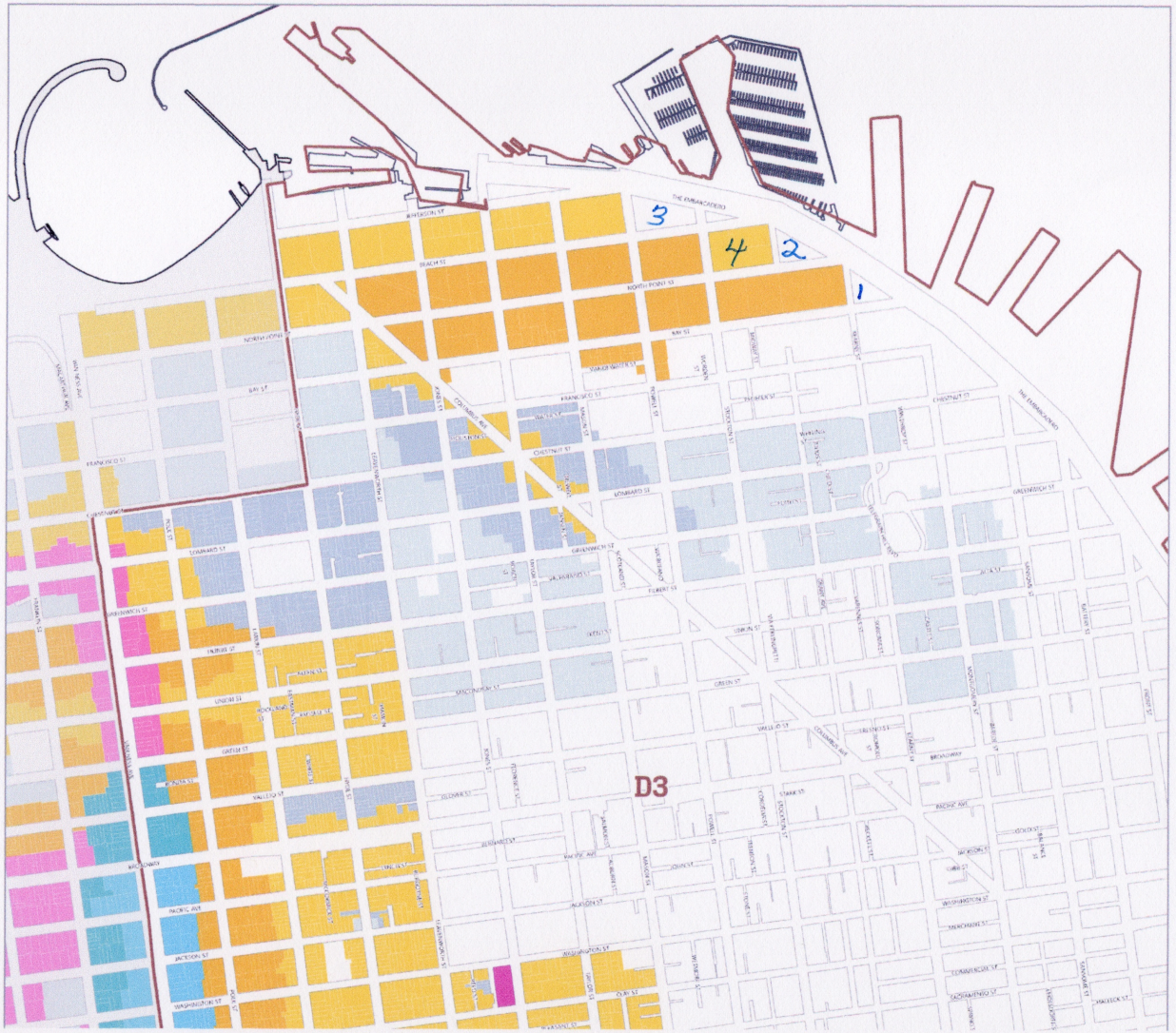
Robert Harrer, Former President and Board Member
theharrers@aol.com

cc: All other members of the Board of Supervisors, Board.of.Supervisors@sfgov.org
Sarah Dennis-Phillips, Planning Director, sarah.dennis-phillips@sfgov.org
Rachael Tanner, Planner rachael.tanner@sfgov.org
Lisa Chen, Planner lisa.chen@sfgov.org
Michelle Andrews, legislative aide, Supervisor Sauter, Michelle.Andrews@sfgov.org

Family Zoning Plan Zoning Map Ordinance:
Proposed Local Program Height Limits

September 30, 2025

Supervisorial District 3



From:	Vladimir Vlad
To:	Carroll, John (BOS); Mahmood, Bilal (BOS); Melgar, Myrna (BOS); Chen, Chyanne (BOS)
Cc:	HVNA President; HVNA Vice President; Cooper, Raynell (BOS); Villarreal, Fernando (MYR)
Subject:	HVNA - Letter of Support - Family Zoning Plan
Date:	Tuesday, October 14, 2025 11:09:38 AM
Attachments:	2025 10 13 HVNA Family Zoning Plan.pdf

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

Hi John,

Please find attached HVNA's letter of support for the Family Zoning Plan ahead of the Land Use & Transportation meeting on the 20th.

Thanks,

Vladimir

HAYES VALLEY
NEIGHBORHOOD ASSOCIATION

October 13, 2025

Myrna Melgar, Chair
Chyanne Chen, Vice Chair
Bilal Mahmood
Land Use and Transportation Committee

RE: HVNA Support of Family Zoning Plan

Dear Chair Melgar, Vice-Chair Chen, and Supervisor Mahmood,

On behalf of the **Hayes Valley Neighborhood Association (HVNA)**, we are writing to express our support for the proposed **Family Zoning Plan (FZP)**.

HVNA views this plan as a crucial, well-balanced measure necessary to increase San Francisco's housing supply, support our city's diverse family base, and ensure housing availability for future generations. The Family Zoning Plan represents a thoughtful, incremental approach to density that aligns perfectly with the established character and successful mixed-use environment of Hayes Valley.

1. **Alignment with Existing Neighborhood Character:** Hayes Valley is already a dense, walkable, and transit-rich neighborhood. The FZP encourages **gentle density** by allowing up to four units in single-family zones. This density increase is consistent with the scale and character of our blocks, allowing for greater housing production without the radical height or bulk increases that often cause neighborhood opposition.
2. **Addressing Family Needs:** San Francisco is facing a critical loss of families and a dwindling supply of units appropriate for households with children. The FZP specifically targets this imbalance by encouraging multi-bedroom units through density bonuses, helping to retain the very families that enrich our public schools and local businesses.
3. **Increasing Supply in High-Opportunity Areas:** By allowing greater housing production in historically exclusive single-family areas, the FZP contributes to city-wide housing goals and promotes equitable distribution of housing in areas with excellent access to jobs, transit, and open space.

HVNA recognizes that addressing the city's housing shortage requires shared responsibility. We believe the Family Zoning Plan is a modest, necessary, and strategic step forward that will deliver meaningful results while preserving the livability and beauty of San Francisco's diverse neighborhoods for residents of all backgrounds.

We support the Board of Supervisors tasked with approving a responsible and HCD compliant plan such as **the Family Zoning Plan.**

Sincerely,

Vladimir Vlad, Chair HVNA Transportation & Planning Committee

David Robinson, President, HVNA



Joe Maloney, Vice President, HVNA



From: Erin Elliott
To: Melgar, Myrna (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS); Chen, Chyanne (BOS)
Cc: Sauter, Danny (BOS)
Subject: Reject Upzoning plan
Date: Sunday, October 5, 2025 2:52:15 PM

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

Greetings all.

I live in 94133 and I am against the proposed changes in the Upzoning plan.

Please reject this initiative!

Kindly,

Erin Elliott
Erin@erins.org

From: cdmccoy@everyactioncustom.com on behalf of Casey McCoy
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Thursday, October 2, 2025 11:31:14 AM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

Zoning laws are not just random legislation among thousands of laws; they're paramount to the feel of a place, the quality of life in a society, the amount of sky that meets the eye. They're the promise that a factory or a high-rise won't suddenly appear among single-family homes. They constitute a sacred obligation which a government has to its residents, the willful abandonment of which is an unforgivable betrayal.

Nordic countries, when they need more housing, build out new infrastructure and transit in areas that have not been residential, and then build upward in those "new" areas. In this way, current residents are not betrayed. If they can do this, so can San Francisco and California - the world's 4th biggest economic power.

Sincerely,
Casey McCoy
San Francisco, CA 94116

From:	phil.lumsden999@everyactioncustom.com on behalf of Philip Lumsden
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 2, 2025 9:47:39 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Philip Lumsden
San Francisco, CA 94133

From:	alicefw@everyactioncustom.com on behalf of Alice Williams
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Thursday, October 2, 2025 8:13:35 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
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Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Everyone wants a separate entrance home. Nothing good can happen putting many people in a small space. What kind of infrastructure did you plan to increase? How many more police do you plan to hire?

San Francisco is dense enough. If I wanted to live in NYC I would have moved there!
Surely someone has calculated the capacity for this small 7 by 7 mile piece of land?

Sincerely,
Alice Williams
San Francisco, CA 94116

From:	jennkroot@everyactioncustom.com on behalf of Jennifer Kroot
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Wednesday, October 1, 2025 8:08:57 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

I will do everything I can to stop extreme upzonging. I voted for Lurie and I'm incredibly disappointed. I thought that he cared about SF more than billionaires and developers. WE ALL KNOW THAT UPZONING WILL NOT SOLVE HOMELESSNESS OR HELP WITH AFFORDABILITY. Developers, Airbnb and tech billionaires own this city.

Sincerely,
Jennifer Kroot
San Francisco, CA 94117

From: jherrod9@everyactioncustom.com on behalf of Julie Herrod-Lumsden
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, October 1, 2025 7:02:28 PM

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

Dear Board of Supervisors,

As a San Franciscan and 30-year resident of North Beach, I strongly oppose Mayor Lurie's and Supervisor Sauter's plan, which incentivizes the demolition of existing homes, displacement of renters and FAMILIES and small businesses, and the transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We DEMAND that you:

- Drastically scale back the Mayor's and Sauter's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's and Sauter's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as development.

These plans also clear the way for a MASS EXODUS OF RESIDENTS—YOUR CONSTITUENTS. Why are you so foolishly intent on eliminating us? Don't you kinda need resident voters so you can push your weight around?

Think about it (if you're able). WHY BITE THE HAND THAT FEEDS YOU?

Be careful.

HANDS OFF OUR NEIGHBORHOODS!!!

Sincerely,
Julie Herrod-Lumsden
San Francisco, CA 94133

From: epml@everyactioncustom.com on behalf of Michael Larsen
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Wednesday, October 1, 2025 2:55:26 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Michael Larsen
San Francisco, CA 94109

From:	randymazzei@everyactioncustom.com on behalf of Randall Mazzei
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Wednesday, October 1, 2025 2:21:13 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Randall Mazzei

From: shop@everyactioncustom.com on behalf of beth weissman
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Wednesday, October 1, 2025 4:20:20 AM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional): The destruction of this northern/western part of SF will be permanent and we will never again have the unique flavor that makes SF special. Walk around Broadway from Webster towards Van Ness and you'll see the truly brutal high rises that were allowed there. The beauty of the area can never be regained. SF population is not growing, and rushing around adding ugly housing makes no sense. Please vote no.

Sincerely,
beth weissman
San Francisco, CA 94115

From: cutelynx@everyactioncustom.com on behalf of Qi Wolf
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 7:17:54 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Qi Wolf
San Francisco, CA 94123

From: esinsf@everyactioncustom.com on behalf of Eihway Su
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 6:05:57 PM

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

Dear Board of Supervisors,

As a San Franciscan who lives on Parnassus Avenue in Cole Valley, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. I love San Francisco's community that cares about people who have not been economically privileged, our diversity, as well as our beautiful, old buildings.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Eihway Su
San Francisco, CA 94117

From: bilgepump100@everyactioncustom.com on behalf of Robert Hall
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 5:32:49 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

Perhaps you'll get the Engardio treatment for promoting this dreadful plan.

Sincerely,
Robert Hall
San Francisco, CA 94117

From: leah606@everyactioncustom.com on behalf of Roselyn De Jesus
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 5:18:06 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):
Please stop selling SF and its residence out. I like how our pockets of different communities have developed; and how we find a way to work with each other, no matter what part of San Francisco we happen to live. Don't destroy the soul of my favorite city.

Sincerely,
Roselyn De Jesus
San Francisco, CA 94122

From:	David Lehr
To:	Lurie, Daniel (MYR)
Cc:	Board of Supervisors (BOS); Chan, Connie (BOS); Sherrill, Stephen (BOS); Sauter, Danny (BOS); jengardio@gmail.com; MahmoodStaff; DorseyStaff (BOS); MelgarStaff (BOS); Mandelman, Rafael (BOS); FielderStaff; Waltonstaff (BOS); ChenStaff; So, Lydia (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Campbell, Amy (CPC); Imperial, Theresa (CPC); Mcgarry, Sean (CPC); Williams, Gilbert A (CPC); Ionin, Jonas (CPC); Dennis Phillips, Sarah (CPC); Tanner, Rachael (CPC); Switzky, Joshua (CPC); Chen, Lisa (CPC); Gibson, Lisa (CPC); Segal, Ned (MYR); Jones, Ej (MYR)
Subject:	Strongly Opposed to Mayor Lurie"s Upzoning Plan
Date:	Tuesday, September 30, 2025 4:50:12 PM

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

Dear Mayor Lurie,

I've been proud to call District 2 my home for over 20 years. As a longtime San Franciscan, I'm deeply concerned and strongly opposed to Mayor Lurie's plan. It threatens to tear down cherished homes, push out renters and small businesses, and reshape our neighborhoods into exclusive corridors of unaffordable luxury high-rises.

This plan isn't just about development—it's about displacement disguised as progress. It puts the interests of wealthy developers and billionaire investors far ahead of the families and communities who have built this city over decades.

We urgently ask you to:

- Drastically scale back the Mayor's upzoning maps
- Call for a postponement of the arbitrary January 2026 upzoning deadline

The Mayor's upzoning maps would permanently alter San Francisco's land use in ways that go well beyond what's necessary—and without any guarantees that housing will be affordable for everyday residents.

Together, we must protect the heart and soul of our city from these sweeping changes that threaten to silence community voices and erase the vibrant neighborhoods we love.

Thank you for considering my input as you make this critical decision for San Francisco's future.

Dave Lehr

District 2 Resident

From: susanmackowski@everyactioncustom.com on behalf of Susan Mackowski
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 3:57:31 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Susan Mackowski
San Francisco, CA 94133

From:	irismvbucchioni@everyactioncustom.com on behalf of Iris Vahrenhorst-Bucchioni
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Tuesday, September 30, 2025 3:12:54 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Please safe the unique character of San Francisco with it's distinctly different neighborhoods. Don't make our city look the same everywhere you go.

Sincerely,
Iris Vahrenhorst-Bucchioni
San Francisco, CA 94127

From: donna.howe@everyactioncustom.com on behalf of Donna Howe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 2:42:20 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional): As a resident of Ingleside Terraces, one of the few remaining intact Historic Garden Neighborhoods, I implore you to exempt historic category A properties from the current upzoning map. According to recent tabulations based on the city survey, removing these properties will not significantly impact the the required number of new homes desired by the State of California. It is absolutely possible to both meet future housing goals and embrace the past. By further modifying the proposed zoning map, you can gain the support of many of your constituents, particularly homeowners and landlords who contribute significantly to city coffers trhough payment of property taxes.

Sincerely,
Donna Howe
San Francisco, CA 94127

From:	donna.howe@everyactioncustom.com on behalf of Donna Howe
To:	Board of Supervisors (BOS)
Subject:	Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date:	Tuesday, September 30, 2025 2:31:05 PM

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

Dear Board of Supervisors,

As a longtime resident of the Westside, but one who has also lived and worked in many sections of our wonderful city, I believe Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):I am concerned about this week's attempt to adopt construction guidelines for single family homes that may not jive with historical architectural elements. Further, by trying to eliminate the HPC or to allow the Planning Department to assume the role of historic preservation, more necessary guardrails will be circumvented. Such manipulation does not engage the community in meaningful ways. Having already removed environmental reviews, how will the city ensure that new and modified builds will be transparent and in line with the exiting city plan?

Sincerely,
Donna Howe
San Francisco, CA 94127

From: noguera@everyactioncustom.com on behalf of Hatun Noguera
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 2:14:46 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From:	timepuzzle@everyactioncustom.com on behalf of John Robert Smith
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date:	Tuesday, September 30, 2025 2:13:59 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
John Robert Smith
San Francisco, CA 94127

From: noguera@everyactioncustom.com on behalf of Hatun Noguera
To: Board of Supervisors (BOS)
Subject: Stand With Your Constituents! {Files: 250700, 250701, 250966}
Date: Tuesday, September 30, 2025 2:13:24 PM

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

Dear Board of Supervisors,

Mayor Lurie's upzoning map is fundamentally flawed. Blanket upzoning will not deliver affordability — it will fuel speculation, displacement, and higher housing costs.

The city needs more time to get this right. Rushing a permanent land use change without full public awareness is reckless and unacceptable.

As the largest rezoning and wealth redistribution in San Francisco's history, I urge you to withhold support unless the map is significantly revised to reflect your constituents' concerns.

ADDITIONAL COMMENTS (optional):

Sincerely,
Hatun Noguera
San Francisco, CA 94127

From: ericajoykatrak@everyactioncustom.com on behalf of Erica Katrak
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, September 30, 2025 11:12:20 AM

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

Dear Board of Supervisors,

Please don't destroy our magical city. As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors. In 2023, four- and six-plex legislation was signed into law, which created the capacity for ~400,000 units. Add the ~70,000 units in the pipeline, and San Francisco has way more than the net units required by the state's rashly passed quotas and this is all already transforming our city with not enough thought and careful city planning.

The State Department of Finance projects only ~17,000 new residents by 2050 and there are still ~40,000 vacant units sitting empty. In my neighborhood, there are luxury McMansions and condos that have been for sale and vacant for over a year. Lurie's upzoning scheme is unnecessary, excessive, and counterproductive to achieving real affordability in San Francisco. It seems like a blatant gift to wealthy development firms, who destroy our city's history and character and put up huge, personality-devoid buildings in place of it. They have been destroying irreplaceable places and rent controlled dwellings and affordable starter homes for years. On top of all that, did you know that a third of our country's landfills are filled with construction debris? There's no angle to this path that makes any sense to me. Let's do better than this.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps. Why do we need this at all? Who is asking for it?
- Request a postponement of the arbitrary January 2026 upzoning deadline.

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees and barely any protections for historic places that cannot be replaced. Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement and the erasing of culture and identity disguised as progress. It reminds me heavily of the "urban renewal" programs of the 60s and 70s. Let's please find better, smarter, more thoughtful ways forward. This is an iconic and diverse and creative and beautiful city, and we need to put care into keeping it that way.

Sincerely,
Erica Katrak

From: chrisverplanck@everyactioncustom.com on behalf of Christopher VerPlanck
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Monday, September 29, 2025 2:58:57 PM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
Christopher VerPlanck
San Francisco, CA 94127

From: Jack Eidson
To: Board of Supervisors (BOS)
Subject: Family Zoning [Files: 250700, 250701]
Date: Monday, September 29, 2025 1:28:33 PM

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

Hello,

I am writing to express my strong support for Mayor Lurie's Family Zoning Plan, and to encourage the Board of Supervisors to pass it urgently.

I am a resident of District 8, and would gladly welcome more neighbors and more vitality to my neighborhood, the Castro. The Family Zoning Plan puts both my neighborhood and the full city on a stronger path toward recovery and growth.

It should also not be discounted that passing a measure like the Family Zoning Plan is required by the state in order to stay in compliance with California law. Any supervisor who ignores that reality is unfit to serve this city.

Thanks,
Jack Eidson (94114)

From: paulagiants@everyactioncustom.com on behalf of Paula Katz
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Sunday, September 28, 2025 8:26:45 PM

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

Dear Board of Supervisors,

Hello,

I am a resident of District 4. I want to add that I supported Prop K, love Sunset Dunes, and opposed recalling Joel Engardio. However, as a San Franciscan resident and taxpayer, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

I have lived in the Sunset for over 30 years. There are many other ways to increase housing in San Francisco without ruining our neighborhood. The Mayor's up zoning plan is wrong for San Francisco.

Sincerely,
Paula Katz
San Francisco, CA 94116

From: Justin Daulton
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended!
Date: Sunday, September 28, 2025 7:06:24 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – must be amended! There are other area's in need of redevelopment and revitalization in the city, especially downtown in Union Square and reaching outwards. This should be counted towards requirements and needs.

The current plan takes away the charm, vibe and character of existing established neighborhoods that are are not in need (nor they should be) of redevelopment. As a resident for over 20 years, and whom has fully planted roots in the Richmond distrcit, I whole heartedly appeal to modify this plan to not so serverly upzone established neighborhoods and instead focus on vacant areas that are in need of redevelopment.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

Sincerely, Justin

Justin
California

From: joringer67@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Saturday, September 27, 2025 2:51:13 PM

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

Members of the Board of Supervisors,

Mayor Lurie's blanket upzoning proposal will not solve San Francisco's affordability crisis – it will make it worse by displacing renters and small businesses, and prioritizing luxury development over the housing our communities need.

That's why the Alliance for Affordable Neighborhoods – a coalition of tenants, small businesses, neighborhood groups, and housing advocates – is calling on you to support a better plan for San Francisco's future.

As a constituent, I urge you to include these policies in any upzoning plan:

Build the pipeline without displacement: Use creative financing and local jobs to construct already-approved projects while protecting existing communities.
Landbank public sites: Reserve public land for affordable workforce, senior, family, and community-serving housing, as well as large "soft sites" in high-displacement neighborhoods.
Guarantee real affordability: Increase inclusionary housing requirements, expand rent control, and adopt an Affordability Financing Plan before the next tech boom – including releasing voter mandated funds for affordable housing.
Protect families: Require minimum and maximum family-sized units in designated "family zones" and remove permanent "density decontrol" giveaways to developers.
Protect small businesses and rent-controlled housing: Prohibit demolition without true one-for-one replacement or relocation packages that reflect real costs (including "warm shells"), and enforce a vacancy tax.

San Francisco deserves thoughtful, community-driven planning, not rushed deregulation that repeats the mistakes of the past. I am urging you to work with us to make this a real community plan that delivers housing for families, seniors, and workers.

Sincerely,

California

From: maryanntittle@everyactioncustom.com on behalf of MaryAnn Tittle
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Saturday, September 27, 2025 9:24:22 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor's upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie's upzoning maps would impose permanent, irreversible changes to San Francisco's land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
MaryAnn Tittle

From: maryanntittle@everyactioncustom.com on behalf of MaryAnn Tittle
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Saturday, September 27, 2025 9:23:09 AM

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

Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

ADDITIONAL COMMENTS (optional):

Sincerely,
MaryAnn Tittle

From: kirinp@everyactioncustom.com on behalf of Kirin Parmar
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date: Friday, September 26, 2025 7:41:47 PM

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

Dear Board of Supervisors,

I am a proponent of affordable housing who would like to see the proposed SF Upzoning Mandate be fine-tuned to meet holistic needs.
I hold a B. Arch (Hons), M. City Planning and MS (Transportation Engineering). I am also a certified Breakthrough Coach with good communication skills and a natural mediation ability. I grew up mostly in Singapore (tops in building affordable housing and supporting infrastructure) and did my grad studies at Berkeley. I recently hosted an impressive and high-level representative for Lima, Peru's most successful social housing development company called Besco, which is a for-profit private developer. Despite variations in what we can replicate, we have resources to learn from that further include the experiences of Auckland, NZ, Portland, OR and Seattle, WA. We will have to adjust to 1) what our local culture will tolerate within reason, 2) the heightened need for EQ safety and evacuation routes, 3) the limited space to expand making it much harder to meet desirable setbacks, 4) the limits of the existing supportive infrastructure. And 5) last but not least, how we can retain enough of the heart and soul of what makes San Francisco the local, national and global draw that it is. Singapore saved costs by having the government act as developer. Besco in Lima was able to lower costs and create enough profit by the scale of the contracts they keep winning due to their holistic follow-up services business model (in addition to an enforced non-corruption mandate). (Some of the aspects they provide that do not fit the limitations of SF could fit other CA cities, something to pass on to our Senator and Governor). I would like to see more inclusive and thus hopefully more creative brainstorming of a model for affordable building that keeps costs down and gets more buy-in from residents. Also, people tend to be more accepting of change when they feel heard and validated about their feelings and views first. They have been heard at the Planning Commission Hearing, but not actually validated or shown empathy which has further escalated fears and thus opposition. I think it is important that the public feels they have had adequate time to participate in the possible solutions. Things shift when the opposing forces have their worst-case scenario fears allayed, and come to their own conclusions about the possible measures to meet parameters as a result of being part of the brain-storming. I'd like to see the soliciting of views evolve from the negative inducing-mindset focus of what we don of what we do not want, to the pro-active, positive engagement over what we want in order to reach the 36,000 mandated units. Having non-political independent experts weigh in is also crucial. Who can we invite? Retired experts are potentially a great resource. There is such an important psychological element to getting buy-in. I conclude by asking where I can further contribute with my relevant insights, expertise or resourcefulness. I have been active on Nextdoor where over 2,600 folk (at an early count) viewed my post soliciting support in understanding what is going on. After more than 160 comments, things calmed down with the inclusion of my explanation that we genuinely do have a housing crisis that is part of a global housing crisis, and why the impetus to solve this had to come from the State. I personally do not want under the current political environment, to have it look like our governor and senator are doing something that feels like a betrayal as has been implied by the genuinely alarmed. But I do agree that the SF mandate such as it is to-date, is cause for alarm. It lacks clarity on density bonuses, a sense of control over maximum buildout within the up-zoned areas, sensitivity to other important parameters that would ensure we don't destroy cherished public spaces with gloomy shaded or wind-channeling tunnels, and assured preservation or continuity of cherished architecture and small businesses.

Sincerely,
Kirin Parmar
San Francisco, CA 94132

From:	chamaret@everyactioncustom.com on behalf of Jun Ishimuro
To:	Board of Supervisors (BOS)
Subject:	Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701]
Date:	Wednesday, September 24, 2025 8:46:46 PM

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Dear Board of Supervisors,

As a San Franciscan, I strongly oppose Mayor Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

We call on you to:

- Drastically scale back the Mayor’s upzoning maps
- Request a postponement of the arbitrary January 2026 upzoning deadline

Mayor Lurie’s upzoning maps would impose permanent, irreversible changes to San Francisco’s land use — going far beyond what is required, with zero affordability guarantees.

Together, these plans clear the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices of the very communities they are supposed to represent. This is not planning — it is displacement disguised as progress.

Views and historic neighborhoods are our city's important resource as one of the top tourist destinations in the world. Tourist industry hire 60000 people and it is a common summer time job for San Francisco resident students. Like all national parks, we have responsbility to preserve our city's view and historic neighborhoods for our future which will also generate revenues for the city and its residents.

Sincerely,
Jun Ishimuro
San Francisco, CA 94114

From:	Carroll, John (BOS)
To:	Liam Hennessy
Cc:	Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Up Zoning Plan - BOS File Nos. 250700, 250701, and 250966
Date:	Wednesday, September 24, 2025 3:01:00 PM
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 these ordinance matters.

I invite you to review the entire matter on our Legislative Research Center by following the links below:

- Board of Supervisors File No. 250700

  Board of Supervisors File No. 250701

  Board of Supervisors File No. 250966

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: Liam Hennessy <dolbay@hotmail.com>
Sent: Monday, September 22, 2025 7:13 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Up Zoning Plan

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Dear Supervisors,

My name is Liam Hennessy and I am a long-time resident of North Beach and a recent retired San Francisco Unified School teacher. My neighborhood was not originally included in any upzoning plan until our Supervisor Danny Sauter decided to add it. Why? He has never answered this question or many others that neighbors such as myself have tried to get him to answer.

I am very upset that without so much as a public meeting or notification, North Beach was put into this reckless plan even though the neighborhood is already one of the densest in our beautiful city. The creators and backers of this plan never took into account any of the concerns of the neighborhood's residents! Mayor Lurie and Supervisor Sauter even postponed the voting on North Beach becoming a Historic Neighborhood, in hopes I am sure, that it would not get in the way of his "Family Zoning Plan" proposal being adopted.

There has not been enough collaboration with the people who are going to be most affected by this proposal. This Family Zoning plan was not created to enrich the lives of individuals who want to live in North Beach or for those that already do or for those that will be pushed out because of it. This is not an easy fix to our housing crisis. We need to be more creative with our approach to our housing needs. However, those approaches Should Not Come from the Big Developers trying to get a HUGE WINFALL or POLITICIANS WHO ARE BOUGHT in order to climb the political ladder, BUT by the people of North Beach. We have a huge stake in this and this decision will change the neighborhood forever. Once it is done there is no going back. Remember the Redevelopment Era?

The plan to include North Beach into Lurie's Upzoning proposal was a blatant lie to all of the residences and businesses in North Beach by politicians that used their power to hide the fact that their ambition for power/money is more important than the community that elected them.
Making decisions about the fate of a person's neighborhood behind a facade of wanting to create more housing for the working people is disingenuous, especially since it was all hidden from the constituents. High Rise Condominiums all along the Wharf, splattered around North Beach, Telegraph Hill, etc. will not be affordable to the individuals that this proposal is trying to house. It will only be affordable to the rich, It will ruin the neighborhood and it will create another

redevelopment nightmare with horrible consequences.

Danny Sauter and his YIMBY lobbyists along with the Planning Department have not involved the neighborhood residents, businesses etc. in the decision to replace our incredible neighborhood, which tourists travel the world to see, with a Miami Beach one instead. This plan was not done with the constituents' needs in mind, but rather with those of developers and Mr Sauter’s donors instead(and in secret). It is not what is best for North Beach or the City at large.

Please make significant changes to the Up Zoning map because it will destroy North Beach. As a native, as a retired San Francisco Unified School teacher I plead that you really take a hard look at what is being proposed, how it will impact North Beach and the City at large, maybe even go to St. Peters and Paul's and pray on it… you never know.

Onwards,
Liam Hennessy
169 Pfeiffer Street
San Francisco Ca 94133