

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Opposition to Exemption of PDR Impact Fees  
**Date:** Monday, November 18, 2024 9:41:22 AM  
**Attachments:** [PDR Legislation - DNA & PBNA.pdf](#)

---

Hello,

Please see attached regarding **File No. 240901**:

Ordinance amending the Planning Code to eliminate impact fees for changes of use from PDR (Production, Distribution, and Repair) to other Non-Residential Uses, as specified; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Regards,

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

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

---

**From:** J.R. Eppler <jrepp1@gmail.com>  
**Sent:** Monday, November 18, 2024 9:17 AM  
**To:** Chan, Connie (BOS) <connie.chan@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Mandelman, Rafael (BOS)

<rafael.mandelman@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary (BOS) <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>

**Subject:** Opposition to Exemption of PDR Impact Fees

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

Dear President Peskin and Board of Supervisors,

Please find attached a joint letter from the Potrero Boosters Neighborhood Association and the Dogpatch Neighborhood Association opposing legislation that would exempt PDR changes of use from impact fees.

Sincerely,

J.R. Eppler

President

Potrero Boosters Neighborhood Association



November 15, 2024

Re: File No. 240901 - Impact Fees for Changes of Use from PDR to Other Non-Residential Uses

Dear President Peskin and Supervisors:

The Potrero Boosters and Dogpatch Neighborhood Association learned just yesterday that legislation was moving forward to exempt PDR conversions from impact fees. Meanwhile our neighborhoods are among the ones most impacted from the growth in biotech.

We lag far behind in the infrastructure investment that had been promised to us in the Eastern Neighborhoods Plan and oppose this effort to exempt companies such as Shennon Biotechnologies from paying what amount to very modest impact fees.

We must also remind the Board of the two key policy goals of the Eastern Neighborhoods Plan—to ensure a stable future for PDR businesses in the City, and to provide new affordable housing along with complete neighborhoods.

The proposed legislation would simultaneously incentivize the growth of non-traditional PDR uses such as laboratories while slashing the impact fees that support the needs of our neighborhoods.

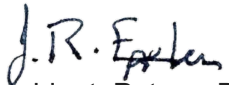
We are well aware of the opportunities that biotechnology brings to our local economy, but are deeply frustrated at the lack of comprehensive policies to provide for that growth while protecting our community from what amounts to spot-zoning, with no consideration to its impacts on our mixed-use neighborhoods. Our organizations have publicly supported the biotechnology sector at both Pier 70 and Potrero Power Station as they support much-needed public benefits including affordable housing and amenities such as open space.

We urge you to oppose this legislation, and ask that the City move forward with comprehensive policies that promote economic growth, protect working class jobs, and provide our neighborhoods with the infrastructure promised to us long ago under the Eastern Neighborhoods Plan.

Sincerely,

**Donovan Lacy**

President, Dogpatch  
Neighborhood Association

  
President, Potrero Boosters  
Neighborhood Association

**From:** [Adam Mendelson](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Carroll, John \(BOS\)](#)  
**Cc:** [Birnbach, Kerry \(ECN\)](#)  
**Subject:** Support for BOS file 240901  
**Date:** Thursday, November 14, 2024 6:03:20 PM

---

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

Hello folks who make a difference,

I'm writing today in support of BOS File 240901-**Impact Fees for Changes of Use From Production, Distribution, and Repair to Other Non-Residential Uses**. As the owner of the Pearl, I know firsthand how expensive it can be to start a business, ranging from rent to inventory to permitting fees. Removing one additional fee can make a huge difference, and this legislation would remove costly impact fees for businesses like mine. San Francisco needs to incentivize innovation and business creation – removing hurdles like impact fees can help with that. This proposal is not about displacing PDR uses – existing controls and regulations remain in place to preserve PDR spaces in San Francisco. It's about helping businesses like the Pearl thrive in San Francisco.

Sincerely,

Adam Mendelson

Adam Mendelson

The Pearl & Lodge at Marconi  
Managing Partner

[Adam@thepearlsf.com](mailto:Adam@thepearlsf.com)  
239 560 8661