From:	hedarobi5@everyactioncustom.com on behalf of David Davies
To:	Board of Supervisors (BOS)
Subject:	Approve Chan"s Amendments & Insist on HCD Participation [File Nos. 250700, 251073, 251072, 230001, 250701, 250985, 251071, 250966]
Date:	Monday, November 17, 2025 10:15:22 AM

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

Dear Board of Supervisors,

We're hearing that Supervisor Melgar plans to block the Chan and Chen amendments and won't invite HCD, the state oversight agency, to answer questions publicly.

The Land Use Committee must advance Chan and Chen's compliant amendments to the full Board so the public can see where every Supervisor stands.

HCD leadership should also appear before the Board to explain how the housing numbers are calculated and how the proposed upzoning affects compliance.

San Franciscans deserve transparency and accountable planning.

If my choice is between the State of California taking over our planning, the builder's remedy, and the Lurie plan, I'll take choose the State.

The Lurie plan might be called the Blackstone Plan as initially it just sets up speculators buy now and get richer when new zoning makes properties more valuable.

Sincerely,
David Davies
San Francisco, CA 94116

From:	marymmoc@everyactioncustom.com on behalf of Mary OConnell
To:	Board of Supervisors (BOS)
Subject:	Don"t Block Common-Sense and Compliant Amendments [File Nos. 250700, 251073, 251072, 230001, 250701, 250985, 251071, 250966]
Date:	Monday, November 17, 2025 10:15:22 AM

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Dear Board of Supervisors,

We're hearing that Supervisor Melgar plans to block the Chan and Chen amendments and won't invite HCD, the state oversight agency, to answer questions publicly.

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HCD leadership should also appear before the Board to explain how the housing numbers are calculated and how the proposed upzoning affects compliance.

San Franciscans deserve transparency and accountable planning.

Additional comments:

Sincerely,
Mary OConnell
San Francisco, CA 94123

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, November 17, 2025 10:13:30 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,
John Lee
San Francisco, CA 94127

From:	leejohnj.lee@everyactioncustom.com on behalf of John Lee
To:	Board of Supervisors (BOS)
Subject:	Approve Chan"s Amendments & Insist on HCD Participation [File Nos. 250700, 251073, 251072, 230001, 250701, 250985, 251071, 250966]
Date:	Monday, November 17, 2025 10:12:30 AM

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

Dear Board of Supervisors,

We're hearing that Supervisor Melgar plans to block the Chan and Chen amendments and won't invite HCD, the state oversight agency, to answer questions publicly.

The Land Use Committee must advance Chan and Chen's compliant amendments to the full Board so the public can see where every Supervisor stands.

HCD leadership should also appear before the Board to explain how the housing numbers are calculated and how the proposed upzoning affects compliance.

San Franciscans deserve transparency and accountable planning.

Additional comments:

Sincerely,
John Lee
San Francisco, CA 94127

From:	films@everyactioncustom.com on behalf of Judy Irving
To:	Board of Supervisors (BOS)
Subject:	Approve Chan"s Amendments & Insist on HCD Participation [File Nos. 250700, 251073, 251072, 230001, 250701, 250985, 251071, 250966]
Date:	Monday, November 17, 2025 9:55:31 AM

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

Dear Board of Supervisors,

I can't attend in person because I work. PLEASE advance the proposed Chan and Chen amendments to the full Board. The public needs to see where every Supervisor stands.

We're hearing that Supervisor Melgar plans to block these amendments and won't invite HCD, the state oversight agency, to answer questions publicly. HCD leadership needs to explain how the housing numbers are calculated and how the proposed upzoning affects compliance.

San Franciscans deserve transparency and accountable planning. You might think you're doing the right thing by refusing to listen to your constituents, but don't be surprised if lawsuits challenge your decisions.

Sincerely,
Judy Irving
San Francisco, CA 94133

From: EmanuelaEstera@everyactioncustom.com on behalf of Emanuela Neagu
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 17, 2025 9:50:01 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):

Sincerely,
Emanuela Neagu
San Francisco, CA 94133

From:	EmanuelaEstera@everyactioncustom.com on behalf of Emanuela Neagu
To:	Board of Supervisors (BOS)
Subject:	Approve Chan"s Amendments & Insist on HCD Participation [File Nos. 250700, 251073, 251072, 230001, 250701, 250985, 251071, 250966]
Date:	Monday, November 17, 2025 9:49:06 AM

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

Dear Board of Supervisors,

We're hearing that Supervisor Melgar plans to block the Chan and Chen amendments and won't invite HCD, the state oversight agency, to answer questions publicly.

The Land Use Committee must advance Chan and Chen's compliant amendments to the full Board so the public can see where every Supervisor stands.

HCD leadership should also appear before the Board to explain how the housing numbers are calculated and how the proposed upzoning affects compliance.

San Franciscans deserve transparency and accountable planning.

Additional comments:

Sincerely,
Emanuela Neagu
San Francisco, CA 94133

From: erinaulairedonnelly@everyactioncustom.com on behalf of Erin Donnelly
To: Board of Supervisors (BOS)
Subject: Approve Chan"s Amendments & Insist on HCD Participation [Files: 250700, 250701, 250966]
Date: Monday, November 17, 2025 9:23:32 AM

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

Dear Board of Supervisors,

Support the Chan and Chen amendments to protect existing housing, preserve San Francisco's historic and coastal resources, and make sure future growth meets the needs of working families, not luxury developers.

Also demand that HCD leadership appear before the Board of Supervisors to explain how housing numbers are determined and how the proposed upzoning will affect compliance.

San Franciscans deserve transparency and fair, fact-based planning decisions.

Additional comments: City planning's stated intention and goal to protect rent controlled housing needs to be backed up with legislation.
Pass laws that protect all renters in our homes.
Renters are the majority in SF and we will vote only for those who support our rights.
Legislate protections for our vibrant small businesses and our precious coastline.
Support and protect your citizens and our beautiful city and coast from being sold off to the highest bidder and demolished.

Sincerely,
Erin Donnelly
San Francisco, CA 94121

From: marilee@everyactioncustom.com on behalf of Marilee Gaffney
To: Board of Supervisors (BOS)
Subject: Approve Chan"s Amendments & Insist on HCD Participation [Files: 250700, 250701, 250966]
Date: Monday, November 17, 2025 9:05:33 AM

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

Dear Board of Supervisors,

Support the Chan and Chen amendments to protect existing housing, preserve San Francisco's historic and coastal resources, and make sure future growth meets the needs of working families, not luxury developers.

Also demand that HCD leadership appear before the Board of Supervisors to explain how housing numbers are determined and how the proposed upzoning will affect compliance.

San Franciscans deserve transparency and fair, fact-based planning decisions.

Sincerely,
Marilee Gaffney
San Francisco, CA 94133

From: pmulholl@everyactioncustom.com on behalf of Patrice Mulholland
To: Board of Supervisors (BOS)
Subject: Approve Chan"s Amendments & Insist on HCD Participation [Files: 250700, 250701, 250966]
Date: Monday, November 17, 2025 8:54:33 AM

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

Dear Board of Supervisors,

Support the Chan and Chen amendments to protect existing housing, preserve San Francisco's historic and coastal resources, and make sure future growth meets the needs of working families who work in the city but cannot live here due to the high rents. Some of these workers make $70-75 annually. The city does not need more luxury apartments.

Also demand that HCD leadership appear before the Board of Supervisors to explain how housing numbers are determined and how the proposed upzoning will affect compliance.

San Franciscans deserve transparency and fair, fact-based planning decisions.

Let's keep San Francisco affordable and beautiful.

Sincerely,
Patrice Mulholland
San Francisco, CA 94133

From:	tia.lombardi@gmail.com
To:	Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Chan, Connie (BOS)
Cc:	Carroll, John (BOS)
Subject:	San Francisco Heritage Letter of Support
Date:	Monday, November 17, 2025 11:46:54 AM
Attachments:	SFHeritage-SUPPORT-Chan-Amendments.pdf

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

Dear Supervisors Melgar, Chen, Mahmood, and Chan:

Please accept San Francisco's letter of support for Supervisor Chan's proposed amendments to the Family Zoning Plan.

Thank you!

Tia Lombardi
San Francisco Heritage, Board Member

Sent from my iPhone

SF HERITAGE
www.sfheritage.org
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
415 441 3000

November 12, 2025

Chair Myrna Melgar, Supervisors Chyanne Chen and Bilal Mahmood
San Francisco Board of Supervisors
Land Use and Transportation Committee
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: SUPPORT FOR SUPERVISOR CHAN'S AMENDMENTS
November 17, 2025 - Land Use and Transportation Committee Agenda "Family Zoning Plan"

Dear Chair Melgar and Supervisors Chen and Mahmood:

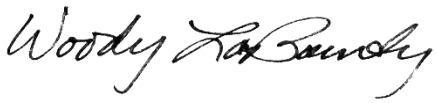
On behalf of our citywide constituency, San Francisco Heritage submits our strong support for Supervisor Chan's proposed amendments, consistent with the adopted Housing Element, for the treatment of historic resources in the Family Zoning Plan as set forth File No. 251073 as follows:

> On Page 12, Lines 13-24; and Page 30, Lines 17-25: "or substantially alter a historic resource that is: designated as a landmark or listed as a contributor to or located within a historic district under Article 10; listed as a Significant or Contributory Building under Article 11; listed in the California Register of Historical Resources or the National Register of Historic Places; identified in an adopted survey or historic context statement as potentially eligible for individual listing in the California Register of Historical Resources or the National Register of Historic Places; or, located within an historic district that is listed in, or identified in an adopted survey or historic context statement as potentially eligible for listing in, the California Register of Historical Resources or the National Register of Historic Places;

The current Family Zoning Plan includes significantly greater impacts to designated and potentially eligible historic and cultural resources than anticipated by the 2022 Housing Element and the certified Environmental Impact Report (EIR). Absent Supervisor Chan's proposed amendments, we believe that a Supplemental Environmental Impact Report ("SEIR"), rather than the Addendum, is warranted to analyze the Family Zoning Plan's impacts to San Francisco's historic and cultural resources.

We have appreciated the attention given by and our conversations with Mayor Lurie and President Mandelman on how we can address protections for historic resources in the Family Zoning Plan. Supervisor Chan's proposal conforms with standard historic preservation practices, and we believe offers the best path forward to ensure San Francisco's special places are preserved in our changing and growing city.

Sincerely,



Woody LaBounty
President & CEO
wlabounty@sfheritage.org

From:	Judi Gorski
To:	Carroll, John (BOS); Melgar, Myrna (BOS); MandelmanStaff (BOS); ChenStaff
Cc:	Board of Supervisors (BOS); Lurie, Daniel (MYR)
Subject:	Land Use and Transportation Meeting, 11/17/25, 1:30 pm - Take No Action on Upzoning Until D4 Has Representation
Date:	Monday, November 17, 2025 10:30:58 AM

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

To: myrna.melgar@sfgov.org
Chenstaff@sfgov.org
Mandelmanstaff@sfgov.org
John.Carroll@sfgov.org

Cc: Board of Supervisors
daniel.lurie@sfgov.org

From: Judi Gorski, D4 Resident
judigorski@gmail.com

Date: November 17, 2025

Re: Land Use and Transportation Meeting, 11/17/25, 1:30 pm - Take No Action on Upzoning Until D4 Has Representation

Dear Supervisors Melgar, Chen and Mandelman:

This is a request that you please postpone discussing and amending the Family Housing Plan and reschedule it to after the Mayor has appointed a Supervisor for District 4 and after District 4 constituents have had time to meet with their new Supervisor. District 4 wants to be a part of discussions concerning the Housing Plan and suggest amendments to it, but we do not have a representative to speak for us in City Hall yet. Please seriously consider postponing this to a later date. Thank you.

Sincerely,
Judi Gorski
District 4 Resident

From: Sam Woodworth
To: Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Carroll, John (BOS)
Subject: One Last Chance to Stop the Destruction of San Francisco
Date: Monday, November 17, 2025 10:27:25 AM

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

Supervisors,

Today is your chance to stop the destruction of San Francisco and avoid a legacy of infamy and ignominy that will endure for many decades to come. Over and over you've heard overwhelmingly from residents and business associations that neither the people of San Francisco nor the millions of tourists who undergird the city's economy are interested in walls of monolithic condo towers obliterating treasured public vistas, blocking out the sun, generating wind tunnels, displacing tenants and small businesses, and irreparably destroying the unique and world-class beauty of San Francisco -- all so that luxury developers and wealthy landowners can line their pockets.

The developer lobby wants you to believe that upzoning will promote affordability, but that argument has been thoroughly debunked, including by the Federal Reserve Bank-SF. https://www.frbsf.org/research-and-insights/publications/working-papers/2025/03/supply-constraints-do-not-explain-house-price-and-quantity-growth-across-u-s-cities/. Even the city's *own analysis* shows that this argument is a steaming pile of manure. https://newspack-missionlocal.s3.amazonaws.com/mission/wp-content/uploads/2025/10/250700_economic_impact_final.pdf

Will you stand with the people of San Francisco, or with developers, speculators, and the future buyers of luxury condos? Find the backbone to say "no" to this generationally short-sighted and catastrophic mistake. You are not powerless. The current plan drastically over-zones relative to State mandates and fails to count huge recent increases in zoned capacity. The City is not required to capitulate and should take the State to court if necessary.

At a bare minimum, support the Chan and Chen amendments, and require HCD to be present as you debate whether to drive a stake through the heart of San Francisco.

Thank you,
Sam Woodworth
Homeowner, Russian Hill

From: George Wooding
To: Carroll, John (BOS); Chan, Connie (BOS); George Wooding
Subject: 250966, 250700, 250701 written testimony for November 17, 2025 Land Use and Transportation
Date: Monday, November 17, 2025 8:51:15 AM

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

Hi John, Please consider this my written testimony. I hope that all is well with you. Please consider me a disabled person and place me in front of the line

November 16, 2025

Dear Land Use and Transportation committee members.
Melgar, Chen and Mahmood,

Supervisor Connie Chan's amendments are vital for the mayor's family plan to succeed.

Vote No on the Mayor's failed Family Housing plan.

What happened to the "affordable housing" mandates? They have disappeared.

Here is what the Planning Department's new report, "Rezoning Capacity Calculations," doesn't say: under San Francisco's state-approved Housing Element, **57% of those new homes—more than 20,000 units—must be affordable** to low- and very-low-income households. That's not a suggestion; it's part of the state mandate.

The Family Zoning Plan has no funding strategy, no framework for public land, and no realistic plan to produce those affordable homes. It risks satisfying Sacramento's procedural checklist while abandoning the substance of the law: to build housing for the people who need it most. The city is relying completely on developers, grants, GOBs and subsidized funding from the MOHCD.

WHY WASN'T SAN FRANCISCO' CHIEF ECONOMIST CONSULTED ON AFFORDABLE HOUSING?

The balance between supply and demand

San Francisco Politicians and planners don't understand economics. They believe that if they build more units, the price of housing will decrease. This is not true in San Francisco due to market conditions.

Building more houses may not lower prices if there is a simultaneous increase in demand, or if sellers are unwilling to sell for less, a phenomenon known as "
downside stickiness". Other factors like high mortgage rates, rising construction costs, and localized market dynamics can also offset the downward pressure on prices that new supply would typically create.

In a basic economic model, increased supply would lead to lower prices if demand remains constant. However, a parallel increase in demand can keep prices stable or even cause them to rise, despite the new houses.

Rising demand: Population growth, wage increases, favorable

demographic trends, or an influx of institutional investors can drive up demand, absorbing new inventory as it enters the market.

Pent-up demand: In areas that have historically restricted development, a sudden increase in construction can be absorbed by years of pent-up demand, causing prices to plateau rather than fall.

The main cause of higher house prices in SF is the cost of land. Buildable Land is becoming so scarce that only Subsidized affordable housing will be built. The cost of affordable housing will continue to rise

Substitutions and proposed amendments On September 30, a new version of number 250700 was substituted by Mayor Lurie, which made relatively minor zoning changes on a number of parcels. The report analysis reflects those changes

On October 21, supervisor Melgar proposed an amendment that would prohibit the use of the local program on any parcel containing more than two existing housing units which would involve the demolition of a unit subject to rent control

Also, on October 21, supervisor Sauter introduced an amendment that creates incentives for developers to replace lost commercial space As the language of these two amendments were made public last week this report does not attempt to model there economic impact.

-developers are not building due to high land costs and the scarcity of buildable land, high interest rates and high construction costs

-There are almost no grants. Despite best efforts, The Mayors Office Of Housing and Community Development (MOHCD) is currently underfunded and has little ability to subsidize low-income housing in San Francisco.

The dearth of affordable housing was predictable.

-The CPC is currently not trying to attain more housing funding:

Affordable Housing General Obligation Bond (Prop A):
Approval: On March 5, 2024, San Francisco voters approved Proposition A, a $300 million bond to finance the construction, acquisition, and rehabilitation of affordable housing. The funding is on its first tranche--$147.2M

2019 Affordable Housing GOB ($600 million). Approximately $175.9 million remains outstanding, with a final issuance under consideration for late 2025. $55M is being held for the Mercy Housing build beside Laguna Honda Hospital for a senior center.

Voter approval is required: Parcel taxes are special taxes that require voter approval to be enacted. They are not tied to the value of your property.

Mayor Lurie and the MTC are also working on a Parcel tax that will generate $85M - $250M annually for eleven to 14 years. The parcel tax will be almost exclusively on property owners with little passthrough to renters, 2/3rds of SF residents are renters. This parcel tax needs a (50% + 1) citizens vote to pass on November, 2026. This tax is certain to pass.

AMENDMENT LANGUAGE

-Furthering demolition controls to protect tenants. Absolutely. Please don't forget to protect the landlords.

-Implementing Nexus studies and impact fees to ensure adequate infrastructure investment, especially given the fact the city is facing existing funding challenges to build out the emergency water firefighting system for well -resourced neighborhoods, a deficit in public transit, an increased risk of tenant and small business displacement;

The West side EWSS project is already corrupted. The City no

longer wants to build Kaboda piping for high water pressure. Cisterns allow 100 to 250 psi. Kaboda piping remains constant at 300 psi.The fire department is now building large cisterns filled with water and they are also purchasing pump trucks that will connect to other pump tracks. This will allow the fire department to purchase more fire trucks. The cisterns will be attached to the pump trucks which have a limited range. The Kubota piping would have been a much better delivery system but the fire department wanted the trucks. The West side of San Francisco is more in danger of burning than ever before.

The requested reports would be a great idea

-The Mayor's Family Plan does not require developers to build or fix infrastructure. The City will bear the full cost of repairs. This is wrong. The developer should bare the costs of their own project.

-Placing a shot clock to require developers to build within 30 months to boost housing production in the near future to meet the state mandated timeline of 2031; The Planning Department already has 70,000 stored at planning

Factors that influence review time

- **Project complexity:** The scope and size of a project are major factors in the review timeline. Simple projects may be approved more quickly "over the counter," while complex projects may involve multiple reviews and public hearings.
- **Other reviewing agencies:** Building permits must be reviewed by multiple city departments for safety and code compliance. A permit can be sent back to Planning for another review if changes are made to the plans.
- **Permit type:** The type of permit being applied for, such as a building permit, coastal zone permit, or variance, all have

different review processes and timeframes.

- **Application completeness:** Incomplete applications can significantly delay the review process. An application can go through multiple rounds of resubmissions before being accepted for review

LIMITING FORM BASED DENSITY:

Density decontrol is central to the Mayors' family zoning plan. This is the worst type of density planning. A developer can now add as many residential units as they want too. An eight story building can Have thirty units or only one unit. Density decontrol was added to the Mayor's family zoning plan so that San Francisco would have more units then SB 79. This will be uncontrolled density. The city will not stop this program as San Francisco planning is desperate not to be controlled by the state of California

"Density decontrol" was a core component of the initial "**Family "Zoning Plan** legislation introduced by Mayor Daniel Lurie at the Board of Supervisors on **June 24, 2025**.
The concept of density decontrol, which removes unit limits while maintaining existing height and form restrictions, was part of the plan from its formal introduction as legislation, and was also included in earlier draft proposals developed by the Planning Department under former Mayor London Breed. The legislation is currently under consideration by the Board of Supervisors.

"Form-based density" is not an inherently negative planning concept; rather, **specific implementations of form-based codes (FBCs) may face criticisms related to how density is managed, or some residents may object to the very idea of increased density** which FBCs often facilitate.
Common criticisms or perceived negative aspects related to form-based

codes and density include:

- **Community Opposition to Increased Density:** A primary objection from some local residents is that FBCs "promote density and population increases to the detriment of locals" or conflict with an existing "small-town feel". The perception of form-based codes mandating high density can lead to community pushback during the adoption process.
- **Potential for Gentrification:** By creating highly desirable, walkable communities, FBCs can inadvertently result in new developments that sell or rent at a premium, potentially pricing out lower-income residents if affordable housing provisions are not included in the code.
- **Complexity and Administration Challenges:** Form-based codes can be more complex to write and administer than conventional Euclidean zoning, requiring specialized training for planners and staff to interpret design standards objectively. This complexity can lead to confusion, increased review times, or a greater need for variances if the code is not carefully written.
- **"Locking in" Undesirable Existing Forms:** If a form-based code is based strictly on the current urban fabric of an area, it might inadvertently "lock in" low-density, car-dependent patterns, making it harder to densify those areas later if needed to address housing shortages or promote sustainability.
- **Ignoring Market Realities:** Critics sometimes argue that FBCs are overly prescriptive or ignore market demands, although proponents argue that market studies are often a key component of a well-crafted FBC. In some cases, a local market may not be able to support the specific mixed-use or retail components called for in the code.
- **Loss of Perceived "Local Control":** FBCs often streamline the approval process by making projects that meet the code "by-right" (administrative review without public hearings), which some residents or community groups may see as a reduction in public

participation and control over individual projects

There should be an amendment for form based density, but San Francisco well never pass this amendment.

Thank you for your consideration.

Respectfully,

George Wooding

415 695-1393

From:	D M LaPointe
To:	Carroll, John (BOS); Melgar, Myrna (BOS); Mandelman, Rafael (BOS)
Cc:	Wtpcc Delegates; Wtpcc Officers; Lurie, Daniel (MYR); Segal, Ned (MYR); Dennis Phillips, Sarah (CPC); Tanner, Rachael (CPC); Farrah, Michael (BOS)
Subject:	Family Zoning - continue item
Date:	Monday, November 17, 2025 8:33:06 AM
Attachments:	11-17 LU Hearing - WTPCC.docx

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

Please find attached a letter of concern from WTPCC on the Family Zoning Plan.

--
Denise M. LaPointe
President
WTPCC

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

WTPCC

PO Box 27112
San Francisco, CA 94127
http://www.westoftwinpeaks.org/

November 17, 2025

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

Dear Chair Melgar and Members of the Land Use and Transportation Committee:

The West of Twin Peaks Central Council represents some of San Francisco's most longstanding and community-driven neighborhoods - places shaped over generations by residents who invested time, resources, and civic energy into making them safe, livable, and environmentally functioning. These neighborhoods work because they reflect thoughtful neighborhood stewardship, stable planning patterns, and infrastructure-supported growth.

The proposed Family Zoning Plan disregards that history. It subjects these neighborhoods to an extreme, ideology-driven experiment that ignores infrastructure limits, discards long-established planning principles, and threatens to permanently destabilize the Westside - all without delivering real affordability or meeting any demonstrated planning need.

At the same time, District 4 - ground zero for many of these proposed changes - currently lacks stable representation. Advancing a sweeping rezoning that disproportionately targets District 4 without its elected voice at the table is not only unjust; it violates the basic expectations of fairness and transparency that residents deserve from their government.

WTPCC has been firm and consistent: density decontrol does not belong in San Francisco's interior neighborhoods. It is unnecessary, it is harmful, and it is being directed intentionally at stable homeowner areas precisely because they have been successful.

SB 79 already imposes the largest mandatory rezoning the Westside has ever faced. This new state law forces dramatic, by-right density increases along major corridor - including Ocean Avenue, West Portal Avenue, and Sloat Boulevard - regardless of local concerns, transit capacity, or neighborhood conditions. These state mandates alone will accelerate teardown pressure, intensify construction, strain emergency response and school capacity, and overwhelm transit and utility systems that are already stretched thin.

The severity of SB 79 is not theoretical. Its impacts are imminent and unavoidable.

Recent representations from City Hall suggesting that the Family Zoning Plan is "better than SB 79," or that it must be passed for San Francisco to be exempt from SB 79's requirements, are simply not accurate. The exemption window created by SB 79 is temporary and expires in 2032 regardless of whether the Family Zoning Plan passes. In other words, the City will not avoid SB 79 by adopting an aggressive, citywide rezoning - state law

will still apply. What the Family Zoning Plan does is impose an additional, discretionary upzoning *on top of* SB 79, not in place of it.

Given the scale of these mandatory state changes, the City's choice to add an additional, discretionary layer of density decontrol in stable residential neighborhoods that SB 79 *does not* touch is unreasonable and heavy-handed. No planning rationale - not housing production, not compliance, not affordability - justifies piling a second wave of deregulation on top of a state mandate that is already transformative.

This is not responsible planning. It is punitive policymaking directed at long-established homeowner neighborhoods for ideological reasons, not practical ones.

Additional density decontrol would:

- Invite speculative teardowns and irreversible conversions
- Displace long-time families and erode community stability
- Reduce predictability for homeowners and property owners
- Undermine a century of intentional neighborhood planning
- Deliver no meaningful affordability or equity outcomes

Protecting historic resources and the architectural fabric of the Westside is essential to maintaining San Francisco's identity and livability. WTPCC neighborhoods include coherent planning patterns and intact early- and mid-century homes that embody the architectural fabric of the western neighborhoods. The Family Zoning Plan provides no meaningful safeguards against the permanent loss of these irreplaceable assets.

Infrastructure realities cannot be dismissed. The Westside already faces:

- Overloaded and unreliable transit
- Congested streets and inadequate traffic management
- Aging water and sewer systems never designed for unlimited growth
- Emergency response stretched thin across large geographic areas
- Schools operating at or beyond capacity

To assume that infrastructure will "catch up later" is not planning - it is negligence. Growth must follow infrastructure, not race ahead of it.

The City must also demand transparency from HCD. Conflicting and inflated capacity assumptions cannot be used to justify unnecessary upzoning. The City should:

- Seek an extension from HCD
- Require all compliance guidance to be made public
- Ensure the City is not pressured into upzoning beyond what state law actually requires

San Franciscans deserve honest planning - not shifting numbers used to justify a predetermined outcome.

For generations, WTPCC neighborhoods have served as anchors for San Francisco's middle-class and homeowner stability. They are not barriers to progress. They are the communities that make San Francisco livable, attractive, and sustainable.

We urge the Committee to take corrective action:

- Remove density decontrol from the Family Zoning Plan
- Restore meaningful protections for historic and architectural resources
- Address infrastructure deficits *before* approving any significant rezoning
- Seek an HCD extension and demand transparent guidance
- Guarantee full District 4 representation before advancing any westside upzoning

San Francisco can meet its housing goals without sacrificing the livability, architectural fabric, and stability of the West of Twin Peaks neighborhoods. We ask you to protect these neighborhoods and the families-homeowners and tenants alike-who have sustained them for generations.

Sincerely,
Denise LaPointe
President, West of Twin Peaks Central Council

Cc: Mayor Daniel Lurie

Supervisor Rafael Mandelman and Board of Supervisors

Ned Segal, Chief of Housing and Economic Development, City and County of San Francisco

Sarah Dennis Phillips, Planning Director

WTPCC Delegates

From:	Nick Ferris
To:	Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS); Mandelman, Rafael (BOS)
Cc:	Chan, Connie (BOS); Carroll, John (BOS); Board of Supervisors (BOS)
Subject:	Re: Support for Chan and Chen Amendments to the Family Zoning Plan Land Use and Transportation Committee Agenda Items 4-7, November 17, 2025
Date:	Monday, November 17, 2025 8:24:16 AM
Attachments:	THD LUC Upzoning Plan 11.17.25.pdf

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

My apologies. I am adding correct email for President Mandelman.

Nick Ferris
President, Telegraph Hill Dwellers

On Mon, Nov 17, 2025 at 8:15 AM Nick Ferris <nicholashferris@gmail.com> wrote:

> Dear President Mandelman, Chair Melgar, and Members of the Land Use and Transportation Committee,
>
> The Telegraph Hill Dwellers (THD) continues to oppose the proposed Family Zoning Plan ("Upzoning Plan"), but we implore you to adopt the amendments offered by Supervisors Chan and Chen that will help to prevent the displacement of tenants and small businesses and provide a plan for development of the 100% affordable housing we so desperately need. We also continue to urge the Committee and Board of Supervisors to reverse the inclusion of Telegraph Hill, North Beach, and the Northern Waterfront in the Upzoning Plan, which was not contemplated in the 2022 Housing Element or Mayor Breed's zoning proposal.
>
> **President Mandelman, we urge you to please schedule a "Committee of the Whole" to consider all of the proposed amendments.** We are concerned that the Land Use and Transportation Committee may consider tabling and killing the Chan and Chen amendments in committee. We hope not. But, if so, you will have abdicated your responsibility to the democratic process. The full Board of Supervisors deserves a chance to consider these amendments. And, the public deserves to know where each supervisor stands.
>
> In any event, a vote to approve the Upzoning Plan is premature until you have full analysis and clarity on the implications of SB 79 for the Upzoning Plan, not just the 5-page fact-sheet summary prepared by the Planning Department.
>
> If you move forward with this Upzoning Plan, please adopt the following amendments:
>
> 1. **Approve Supervisors Chan's and Chen's Proposed Amendments:**
> - **Exclude all historic resources,** including local historic districts and those eligible for the California and National Registers, from the Upzoning Plan (Chan File No. 251073).
> - **Exclude All Existing Residential Units, including all rent-controlled units** from the Upzoning Plan (Chan File No. 251073).
> - **Remove the Planning Equity Geography Special Use District** ("PEG SUD") from the Upzoning Plan (Chen File No. 251071).
> - **Remove the Coastal Zone** from the Upzoning Plan (Chan File No. 251071).

- **Remove Form-Based Density in the Base Zoning in All Districts** (Chan File No. 251073).
- **Adopt a Progress Requirement** for obtaining a building permit within a time certain of project approval – "Use it or Lose It" (Chan File No. 251073)
- **Require Inclusionary Affordable Housing Within 1⁄2 Mile** of the development (Chan File No. 251073).

2. Amend Supervisor Melgar's Legislation to Remove All Rent-Controlled Housing
We appreciate Supervisor Melgar's amendment removing rent-controlled housing with three or more units but urge her to expand this amendment to exclude **all** rent-controlled housing with two or more units, not just three or more.

3. Approve Supervisor Chan's Legacy Business Controls
THD joins with Small Business Forward to support Supervisor Chan's legislation to extend the requirement for a Conditional Use Authorization for sites where a Legacy Business has been displaced. In absence of having any other tools available or financial resources to support the successful relocation of a Legacy Business within the community, the Conditional Use is an imperfect but necessary mechanism to discourage displacement of Legacy Businesses in the first place. That is why Small Business Forward supports the extension of the CU legislation until other more effective protection measures are in place, such as commercial rent control, the right of return, and adequate relocation assistance.

4. Create an Affordable Housing Special Use District and Funding Strategy.
We join with REP-SF and the Council of Community Housing Organizations (CCHO) to demand that the SFMTA-SUD be revised to provide that these publicly owned parcels be developed for 100% affordable and social housing. Under San Francisco's state-approved Housing Element, as mandated by the state, 57% of the 36,200 new housing units proposed to be developed under the Upzoning Plan—more than 20,000 units—must be affordable to low- and very-low-income households. Yet the Upzoning Plan has no funding strategy or realistic plan to produce those affordable homes. It risks satisfying Sacramento's procedural checklist while abandoning the substance of the law: to build housing for the people who need it most.

5. Remove North Beach, Telegraph Hill, and the Northern Waterfront from the Upzoning Plan.
THD continues to strongly oppose the late inclusion in the Upzoning Plan of major portions of Telegraph Hill, North Beach, and the Northern Waterfront, areas that were not included in the 2022 Adopted Housing Element ("2022 Housing Element") or considered in the Environmental Impact Report (EIR). These areas represent one of the densest neighborhoods in San Francisco, with roughly 82% of our residents currently living in existing pre-1979 multi-family, rent-controlled buildings housing our City's workforce and seniors, including a large immigrant Asian population. Based on the City's profiles of neighborhoods in San Francisco, there are **37,156** people per square mile in North Beach as compared to **17,325** people per square mile in San Francisco. The Planning Department's own data shows that rent-controlled buildings in District 3 (built before 1979 with 2+ units, excluding condos) represent approximately 32,340 individual units, 13,983 of which are located in the current version of the Upzoning Plan. **In other words, tenants occupying 13,983 units will be subject to potential eviction and displacement.**

And, although the 2022 Housing Element and EIR assumed that the Northeast Planning

District would provide net new housing units of only *800 units* by 2050, the Upzoning Plan suddenly increased that figure to *5,900 units*, a stunning *650% increase*. This is a far greater percentage increase than any other area in the City. The height and density increases represented by this increase will significantly impact existing tenants, small businesses, historic resources, parks and open spaces, and the diverse culture of District 3.

* * * * * * * *

In conclusion, THD believes that the Upzoning Plan, as proposed, threatens tenants and small businesses, pits neighborhoods against each other, and disregards decades of community-based policymaking that has built San Francisco into a resilient, vibrant city through a network of strong neighborhoods.

The proposed amendments from Supervisors Chan and Chen address these concerns by focusing on protecting tenants and rent-controlled housing citywide, supporting small businesses, and prioritizing the development of affordable housing. We urge this Committee to move these critical elements forward.

Sincerely,
Nick Ferris, President

November 16, 2025
Via Email

President Rafael Mandelman and
Members of the Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Rafael Mandelman – *Rafael.Mandleman@sfgov.org*
Myrna Melgar, Chair - *Myrna.Melgar@sfgov.org*
Chyanne Chen, Vice-Chair - *Chyanne.Chen@sfgov.org*
Bilal Mahmood, Member - *Bilal.Mahmood@sfgov.org*

RE: Support for Chan and Chen Amendments to the Family Zoning Plan
Land Use and Transportation Committee Agenda Items 4-7, November 17, 2025

Dear President Mandelman, Chair Melgar, and Members of the Land Use and Transportation Committee,

The Telegraph Hill Dwellers (THD) continues to oppose the proposed Family Zoning Plan ("Upzoning Plan"), but we implore you to adopt the amendments offered by Supervisors Chan and Chen that will help to prevent the displacement of tenants and small businesses and provide a plan for development of the 100% affordable housing we so desperately need. We also continue to urge the Committee and Board of Supervisors to reverse the inclusion of Telegraph Hill, North Beach, and the Northern Waterfront in the Upzoning Plan, which was not contemplated in the 2022 Housing Element or Mayor Breed's zoning proposal.

President Mandelman, we urge you to please schedule a "Committee of the Whole" to consider all of the proposed amendments. We are concerned that the Land Use and Transportation Committee may consider tabling and killing the Chan and Chen amendments in committee. We hope not. But, if so, you will have abdicated your responsibility to the democratic process. The full Board of Supervisors deserves a chance to consider these amendments. And, the public deserves to know where each supervisor stands.

In any event, a vote to approve the Upzoning Plan is premature until you have full analysis and clarity on the implications of SB 79 for the Upzoning Plan, not just the 5-page fact-sheet summary prepared by the Planning Department.

If you move forward with this Upzoning Plan, please adopt the following amendments:

1. **Approve Supervisors Chan's and Chen's Proposed Amendments:**

    - **Exclude all historic resources**, including local historic districts and those eligible for the California and National Registers, from the Upzoning Plan (Chan File No. 251073).

    - **Exclude All Existing Residential Units, including all rent-controlled units** from the Upzoning Plan (Chan File No. 251073).

- **Remove the Planning Equity Geography Special Use District** ("PEG SUD") from the Upzoning Plan (Chen File No. 251071).
- **Remove the Coastal Zone** from the Upzoning Plan (Chan File No. 251071).
- **Remove Form-Based Density in the Base Zoning in All Districts** (Chan File No. 251073).
- **Adopt a Progress Requirement** for obtaining a building permit within a time certain of project approval – "*Use it or Lose It*" (Chan File No. 251073)
- **Require Inclusionary Affordable Housing Within ½ Mile** of the development (Chan File No. 251073).

2. **Amend Supervisor Melgar's Legislation to Remove All Rent-Controlled Housing**

We appreciate Supervisor Melgar's amendment removing rent-controlled housing with three or more units but urge her to expand this amendment to exclude ***all*** rent-controlled housing with two or more units, not just three or more.

3. **Approve Supervisor Chan's Legacy Business Controls**

THD joins with Small Business Forward to support Supervisor Chan's legislation to extend the requirement for a Conditional Use Authorization for sites where a Legacy Business has been displaced. In absence of having any other tools available or financial resources to support the successful relocation of a Legacy Business within the community, the Conditional Use is an imperfect but necessary mechanism to discourage displacement of Legacy Businesses in the first place. That is why Small Business Forward supports the extension of the CU legislation until other more effective protection measures are in place, such as commercial rent control, the right of return, and adequate relocation assistance.

4. **Create an Affordable Housing Special Use District and Funding Strategy.**

We join with REP-SF and the Council of Community Housing Organizations (CCHO) to demand that the SFMTA-SUD be revised to provide that these publicly owned parcels be developed for 100% affordable and social housing. Under San Francisco's state-approved Housing Element, as mandated by the state, 57% of the 36,200 new housing units proposed to be developed under the Upzoning Plan—more than 20,000 units—must be affordable to low- and very-low-income households. Yet the Upzoning Plan has no funding strategy or realistic plan to produce those affordable homes. It risks satisfying Sacramento's procedural checklist while abandoning the substance of the law: to build housing for the people who need it most.

5. **Remove North Beach, Telegraph Hill, and the Northern Waterfront from the Upzoning Plan.**

THD continues to strongly oppose the late inclusion in the Upzoning Plan of major portions of Telegraph Hill, North Beach, and the Northern Waterfront, areas that were not included in the 2022 Adopted Housing Element ("2022 Housing Element") or considered in the Environmental Impact Report (EIR). These areas represent one of the densest neighborhoods in San Francisco, with roughly 82% of our residents currently living in existing pre-1979 multi-family, rent-controlled buildings housing our City's workforce and seniors, including a large immigrant Asian population. Based on the City's profiles of neighborhoods in San Francisco, there are **37,156** people per square mile in North Beach as compared to **17,325** people per square mile in San Francisco.[1] The Planning Department's own data shows that rent-controlled buildings in District 3 (built before 1979 with 2+ units, excluding condos) represent approximately 32,340 individual units, 13,983 of which are located in the current version of the Upzoning Plan. **In other words, tenants occupying 13,983 units will be subject to potential eviction and displacement.**

And, although the 2022 Housing Element and EIR assumed that the Northeast Planning District would provide net new housing units of only *800 units* by 2050, the Upzoning Plan suddenly increased that figure to *5,900 units*, a stunning *650% increase*. This is a far greater percentage increase than any other area in the City. The height and density increases represented by this increase will significantly impact existing tenants, small businesses, historic resources, parks and open spaces, and the diverse culture of District 3.

* * * * * * * *

In conclusion, THD believes that the Upzoning Plan, as proposed, threatens tenants and small businesses, pits neighborhoods against each other, and disregards decades of community-based policymaking that has built San Francisco into a resilient, vibrant city through a network of strong neighborhoods.

The proposed amendments from Supervisors Chan and Chen address these concerns by focusing on protecting tenants and rent-controlled housing citywide, supporting small businesses, and prioritizing the development of affordable housing. We urge this Committee to move these critical elements forward.

Sincerely,

Nick Ferris, President

ccs: Supervisor Connie Chan – *connie.chan@sfgov.org*
Clerk John Carroll - *John.Carroll@sfgov.org*
Members, San Francisco Board of Supervisors - *Board.of.Supervisors@sfgov.org*

[1] https://www.city-data.com/neighborhood/North-Beach-San-Francisco-CA.html

From:	lgpetty
To:	MelgarStaff (BOS); ChenStaff; MahmoodStaff
Cc:	Carroll, John (BOS); MelgarStaff (BOS); ChenStaff; mahmoudstaff@sfgov.org; Board of Supervisors (BOS); BOS-Legislative Aides
Subject:	All Tenant Protection Ordinance Amendments Require Due Deliberation
Date:	Saturday, November 15, 2025 5:33:13 PM

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

Dear Supervisors,

I write in support of Supervisor Cheyanne Chen's Tenant Protection Ordinance and to urge you not to "disappear" all the other amendments to it that have been proposed by Supervisors Chan and Chen.

In our democracy (yes we still have one) every serious proposal deserves serious consideration in a fair hearing and open decision process.

The public are entitled to know about all of the TPO amendment proposals -- in clear words, and in full. They are entitled to time and opportunity to examine them freely. People are entitled to express their opinions on them -- softly in writing; loudly in public. And, not least of all, the public are entitled to know the position of each of their representatives on each of the proposals.

Or has San Francisco fallen into an elitist shadow world where electeds get to ignore proposed legislation that might help the people, and hide the proposals so deeply that the people are forever denied them?

San Francisco government must not operate in secret.

Would any Supervisor take away the People's basic rights? For what reason? For "efficiency"? For political advantage? For monetary gain? For misguided fear of higher government reprisal? Or just because some can't stand the "noise" in a noisy, messy democracy?

I'll be delighted if you prove San Francisco is indeed still a democracy by giving all the Chan and Chen TPO amendments a full airing.

Lorraine Petty

-For Affordable Housing.
-Against Demolition of Sound Residential Housing.
-D2/5 Voter.

From:	Sharon Ng
To:	Melgar, Myrna (BOS); Mahmood, Bilal (BOS); Chen, Chyanne (BOS)
Cc:	Carroll, John (BOS); Rosa Chen
Subject:	Re: Family Zoning Plan (Board File #250966, 250700, 251071, 250701, 251073)
Date:	Friday, November 14, 2025 1:54:45 PM
Attachments:	CCDC Land Use & Transportation Committee FZP Letter 11.17.2025.pdf

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(Including the attachment here)

Sharon Ng
Community Planner | Planning and Policy Team
Pronouns: *she/her/hers*
Chinatown Community Development Center
615 Grant Avenue | San Francisco, CA | 94108

From: Sharon Ng
Sent: Friday, November 14, 2025 1:51 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; bilal.mahmood@sfgov.org <bilal.mahmood@sfgov.org>; chyanne.chen@sfgov.org <chyanne.chen@sfgov.org>
Cc: john.carroll@sfgov.org <john.carroll@sfgov.org>; Rosa Chen <rosa.chen@chinatowncdc.org>
Subject: Family Zoning Plan (Board File #250966, 250700, 251071, 250701, 251073)

Dear Supervisors and Clerk Carroll,

Please see CCDC's letter attached on the Family Zoning Plan scheduled for the November 17th Land Use and Transportation hearing, and please let us know if you have any questions or comments.

Thank you!
Sharon

Sharon Ng
Community Planner | Planning and Policy Team
Pronouns: *she/her/hers*
Chinatown Community Development Center
615 Grant Avenue | San Francisco, CA | 94108

Chinatown Community Development Center
華協中心
615 Grant Avenue
San Francisco, CA 94108
TEL 415.984.1450
FAX 415.362.7992
TTY 415.984.9910
www.chinatowncdc.org

November 14, 2025

San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: Family Zoning Plan (Board File #250966, 250700, 251071, 250701, 251073)

Dear Supervisors,

Chinatown Community Development Center (CCDC) writes to express our concerns with the Family Zoning Plan. While we recognize the need for more housing, this plan as written does not center the needs of the city's working class and low-income residents.

We support the amendments for:

- Prohibiting the demolition of rent-controlled housing in the local program
- Removing form-based density in the base zoning
- Removing all Priority Equity Geographies from the rezoning

Through years of tenant counseling and community organizing, we've seen how sweeping zoning changes—without adequate tenant protections or affordable housing strategies—lead to demolitions, evictions, and displacement. This plan risks fueling speculation by giving developers new incentives to rebuild properties for profit through greater height and density, encouraging the removal of long-term renters—often low-income seniors and families—without providing full tenant protections.

Mrs. Lee's story is a notorious case that comes to mind. In 2013, CCDC supported Mr. and Mrs. Lee and their adult daughter with a disability when they were evicted from their home of over 30 years, where the developer planned to convert all rental units into high-end TICs. In the 10 years following the eviction, the family could not get into affordable housing. This particular case highlights the consequences of when displacement is coupled with the insufficient number of affordable units accessible to extremely low-income families.

In a city with an ever-increasing cost of living, rent controlled housing is one of the few avenues in which long-term residents can afford to continue living in the city. We recognize Supervisor Melgar's amendment exempting properties with 3+ units from use of the HC-SF program, as a step in the right direction, but hundreds of tenants in 2-unit properties remain at risk. While we appreciate the work that Supervisors Melgar and Chen have done to advance protections through the Tenant Protections and Demolitions Ordinance, loopholes such as Ellis Act evictions and the continued inclusion of 2-unit rent-controlled buildings in the upzoning plan leave many tenants vulnerable and unprotected. We ask

that all existing rent-controlled housing be exempt from the HC-SF program. This does not bar property owners from using programs like SDB and therefore should not be considered a constraint on development.

We also ask that form-based density is removed from the base zoning because when it is coupled with the HC-SF program or SDB, the potential for large profits may increase the risk of speculation.

The two aforementioned points are especially important in the context of the PEGs "comprised of areas or neighborhoods with a higher density of vulnerable populations," and where there has been a history of displacement. These areas typically have a high percentage of renters, many of which live in rent-controlled housing. Section 249.97 of the San Francisco Planning Code states "the City needs to expand permanently affordable housing investment" in these areas. This plan does not have a tangible affordable housing plan but rather functions merely as a market-rate housing initiative.

Relying on market-driven development and a 15% inclusionary requirement—most of which serve households between 55% and 200% of AMI—does not constitute an affordable housing strategy. The City's RHNA goals include the production of approximately 46,000 low- and moderate-income units. As it stands, there is no substantial plan to meet that goal. Units that are not deed-restricted affordable will ultimately be unaffordable to the lowest income folks. So, we ask that the PEGs be removed from the plan, per Supervisor Chen's amendment, and that the Board create true affordable housing solutions in the PEGs, and citywide.

We want to be explicit that we are not against building more housing, but the housing we build should be affordable to the communities we serve, existing community members and small businesses should have the right to remain in their neighborhoods, and units should suit the needs of everyday families.

Sincerely,

Rosa Chen

Director of Programs – Planning & Policy

From:	SON-SF SaveOurNeighborhoodsSF
To:	Lurie, Daniel (MYR)
Cc:	Zou, Han (MYR); Board of Supervisors (BOS); DorseyStaff (BOS); ChenStaff; FielderStaff; MahmoodStaff; Mandelman, Rafael (BOS); SherrillStaff; Melgar, Myrna (BOS); MelgarStaff (BOS); SauterStaff; Sherrill, Stephen (BOS); Walton, Shamann (BOS); So, Lydia (CPC); Moore, Kathrin (CPC); Braun, Derek (CPC); Campbell, Amy (CPC); Imperial, Theresa (CPC); Mcgarry, Sean (CPC); Williams, Gilbert A (CPC); Carroll, John (BOS)
Subject:	INTERIM D4 SUPERVISOR
Date:	Friday, November 14, 2025 1:48:37 PM

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

Dear Mayor Lurie,

SON-SF ~ Save Our Neighborhoods SF were very disappointed in the most recent appointment of Isabella "Beya" Alcaraz especially in-light of all the negative issues surrounding her business & personal life. *But, we are pleased that she resigned at your request!*

However, this once again leaves District 4 with NO representation that the community had any input on.

We would like to recommend that a Town Hall be held ASAP & all constituents should be invited to discuss this matter & make comment on.

Furthermore, in regards to the vote on **November 17th** at the Land use & Transportation Committee Hearing, we feel that as once more D4 has no representation to submit constituents suggested Amendments regarding the Family Zoning Plan. We feel it's necessary & appropriate to postpone this hearing & others until we have an Interim D4 Supervisor to voice our needs & concerns.

Sincerely,
Renee Lazear & Shawna McGrew
Co-Founders
SON-SF ~ Save Our Neighborhoods SF
sonsf.org

From: Holden Weisman
To: MelgarStaff (BOS); ChenStaff; MahmoodStaff
Cc: Carroll, John (BOS)
Subject: Habitat for Humanity Greater San Francisco Letter of Support for the Family Zoning Plan
Date: Friday, November 14, 2025 1:07:34 PM
Attachments: Outlook-fthsxqxz2.png
Habitat GSF Letter of Support for FZP 11142025.pdf

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

Members of the Land Use and Transportation Committee,

Please accept the attached letter of support from Habitat for Humanity Greater San Francisco relating to the Family Zoning Plan - Items 4 through 7 on the November 17, 2025 meeting agenda of the Land Use and Transportation Committee. If you have any questions or would like to follow up, please do not hesitate to contact me directly.

Thank you,
Holden Weisman

Holden Weisman | Director of Policy and Advocacy
He / Him / His
Habitat for Humanity Greater San Francisco
300 Montgomery Street, Suite 450, San Francisco, CA 94104
(415) 907-4435
• https://url.avanan.click/v2/r01/___www.habitatgsf.org___.YXAzOnNmZHQyOmE6bzpiZGU4ZmMyM2M1NDY5NzljYWYxZGEyZDA2OWJiMTY0ZTo3OmFkZjU6MDQ2ZDk2YmE3NWNiNjM2YzJmM2FkODJmMzBjZmYwN2MxYzFjMTFmYTQzNzk0M2Q5MmNhYWU5NWFlZWY5OTI5NTp0OlQ6Tg
• @Habitatgsf

We build and sustain affordable homeownership opportunities for families in San Francisco, San Mateo, and Marin counties.

Book time to meet with me

Habitat for Humanity®
Greater San Francisco

November 14, 2025

Supervisor Myrna Melgar
Chair, Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear Chair Melgar,

On behalf of Habitat for Humanity Greater San Francisco (Habitat GSF), I would like to once again share our support for the Family Zoning Plan, including recent amendments. We believe the Family Zoning Plan will set San Francisco on a realistic path toward addressing the city's housing needs and will allow Habitat GSF to more effectively produce homes that fulfill these needs. We encourage you to vote to recommend the necessary legislation as amended to the full Board of Supervisors for consideration.

Habitat GSF builds homes and sustains affordable homeownership opportunities for families across San Francisco. However, our ability to continue to produce the kinds of 100% permanently affordable multiunit homes for ownership is increasingly limited to relatively few neighborhoods that meet our zoning needs. We also face the challenge all affordable homebuilders must grapple with – scarce availability of affordable land. Without such properties we will be further constrained from producing homes that would allow our homeowners to plant generational roots in well-resourced and transit-rich neighborhoods.

The Family Zoning Plan will open many more doors for Habitat GSF homeowners by dramatically increasing the number of zoned areas that would better meet our financial needs to produce more permanently affordable homeownership opportunities in every district. Further, the inclusion of Supervisor Chen's amendment to grant qualified nonprofits the first right of refusal for sales of property within the SFMTA SUD is invaluable and critical to making the kinds of developments we produce significantly more feasible.

It is for these reasons and for our strong conviction that homeownership is transformative for families' health, education, and building of generational wealth, that we ask that you recommend the Family Zoning Plan as amended to the full Board of Supervisors.

If you have any questions or would like to follow up on these comments, please reach out to me directly at hweisman@habitatgsf.org. Thank you on behalf of Habitat for Humanity Greater San Francisco and our future San Franciscan homeowners.

Sincerely,

Holden Weisman
Director of Policy Advocacy
Habitat for Humanity Greater San Francisco
hweisman@habitatgsf.org

Cc: Supervisor Chyanne Chen

Supervisor Bilal Mahmood

John Carroll, Clerk

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, November 13, 2025 12:18:51 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: Maren Vanderkolk
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 3:30:49 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,

Maren Vanderkolk
mvanderkolk10@gmail.com
2250 Bay St
San Francisco, California 94123

From: Kayla Cranshaw-Craig
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 3:41:40 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,

Kayla Cranshaw-Craig
kacranshawcraig@gmail.com
1242 34th Ave
San Francisco, California 94122

From: danfoldes@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, October 29, 2025 9:37:46 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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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,

Dan

danfoldes@gmail.com
1430 Cole St Apt 2
San Francisco, California 94117

From: Monica Moore
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, November 5, 2025 4:45:03 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,

As a concerned constituent, I do not agree that the Mayor's blanket upzoning proposal will 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. This is the antithesis of serving the San Franciscan public.

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.

I am requesting that you 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.

I am requesting that you 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.
Please truly support mom & pop small businesses in the impacted neighborhood commercial corridors by prohibiting the demolition of SF-certified Legacy Businesses. Developers must be required to 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 our Mayor's Plan.

Given climate change, it is essential that the public access to our waterfront and environment be protected, especially 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 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,

Monica Moore

Monica Moore
monica1973moore@icloud.com
23 Mirabel Ave, # B
San Francisco , California 94110

From: Margo Aparicio
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, November 6, 2025 10:40:25 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.
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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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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!
As a below median income renter, I can only say this proposal to displace people in rent

controlled properties is an invitation to force tax paying tenants and families to leave San Francisco. Affordability is far more important an issue over high rent towers that like our own downtown will be riddled with empty apartments most people can't afford. Times are tough, so rather than increase homelessness with Mayor Lurie's proposal, please look alternatives.
Has demolishing empty or near empty downtown office high rises buildings for high rise apartments even been considered? I'm not talking office building conversion, but instead NEW housing! You won't be displacing rent controlled units, the skyline won't change drastically, and more housing will be available without additional use of land space.
Sincerely,
Margo Aparicio

Margo Aparicio
margo21st@gmail.com
228 Duncan Street #202
San Francisco, California 94131

From: jonieisen@sbcglobal.net
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, November 11, 2025 11:00:55 AM

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Sincerely,

jonieisen@sbcglobal.net
592 Pennsylvania Avenue
San Francisco, California 94107

From: Michael Taylor
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, November 11, 2025 11:45:39 AM

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Sincerely,

Michael Taylor
Nob Hill
San Francisco, CA

Michael Taylor
PHATMICHAELT@GMAIL.COM
1201 California St
San Francisco, California 94109

From: maxbmargolis@gmail.com
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, November 11, 2025 11:56:37 AM

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Members of the Board of Supervisors,

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Sincerely,
Max Margolis

maxbmargolis@gmail.com

San Francisco, California 94122

From: Tom Zimberoff
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, November 11, 2025 1:14:06 PM

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Sincerely,

Tom Zimberoff
tom@zimberoff.com
1364 45th Avenue
San Francisco, California 94122

From: Michael Nguyen
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Tuesday, November 11, 2025 2:39:46 PM

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Sincerely,

Michael Nguyen
mike14780@gmail.com
785 Burnett Ave , #8
San Francisco, California 94131

From: LissaIvy Tiegel
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Wednesday, November 12, 2025 1:08:27 AM

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Members of the Board of Supervisors,

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Sincerely,

LissaIvy Tiegel
tinydiagram@gmaiL.com
201 Roanoke Street, 1a
San Francisco, California 94131

From: Jonathan Hsieh
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, November 12, 2025 10:36:29 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.

Jonathan Hsieh
jzhsieh@gmail.com
1688 PINE ST, UNIT W404
San Francisco, California 94109

From: Cody Vaughn
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Thursday, November 13, 2025 1:00:24 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.

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.

Cody Vaughn
vaughnburger01@gmail.com
1451 Guerrero St, Apt. 3
San Francisco, California 94110-4360

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:	20 Letters Regarding File Nos. 250700, 250701, 250966, 251071, 251072, and 251073
Date:	Wednesday, November 12, 2025 3:23:01 PM
Attachments:	20 Letters Regarding Zoning.pdf

Hello,

Please see attached 29 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: Matthew Castillon
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Sunday, November 9, 2025 2:56:49 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.

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

Matthew Castillon
mcastillon10@gmail.com
550 Battery St
San Francisco, California 94111

From:	Eric Brooks
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: Nov 3 Amendments Not Enough! Replace Mayor"s Disastrous Zoning Plan With Real Affordable Housing Plan - File #250701
Date:	Monday, November 10, 2025 8:53:45 PM

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

Hi again Supervisors,

The amendments that were added on November 3rd to Mayor Lurie's so called 'housing plan' are not remotely enough!

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 2 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the City's affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units. Together these are more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing approved housing permits, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year, in a way that will fully meet state mandates. **And make certain that all affordable housing produced fits the accepted definition of costing only 30% of the income of its residents.**

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put

almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in the Mayor's unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Eric Brooks
Our City SF
San Francisco CEQA Defenders
415-756-8844

http://our-city.org

From:	Teresa Palmer
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: Replace Mayor Lurie"s Disastrous Zoning Plan With A Real Affordable Housing Plan - File #250701
Date:	Tuesday, November 11, 2025 1:00:30 AM

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

Public Comment: Replace Mayor Lurie's Disastrous Zoning Plan With A Real Affordable Housing Plan - File #250701

Dear Supervisors,

The amendments that were added on November 3rd to Mayor Lurie's so called 'housing plan' are not remotely enough!

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 2 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the City's affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units. Together these are more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

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1) Identify how to manage existing approved housing permits, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year, in a way that will fully meet state mandates. And make certain that all affordable housing produced fits the accepted definition of costing only 30% of the income of its residents.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public

hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in the Mayor's unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Teresa Palmer M.D.

1845 Hayes St. San Francisco, California 94117

From:	Kathryn Hyde
To:	Press Office, Mayor (MYR); Severiano.Christian@sen.ca.gov; Raayan.Mohtashemi@sen.ca.gov
Cc:	Carroll, John (BOS); Chan, Connie (BOS); MelgarStaff (BOS); Board of Supervisors (BOS); Hsieh, Frances (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS); Andrews, Michelle (BOS); radhika.gawde@sen.ca.gov
Subject:	housing SF
Date:	Tuesday, November 11, 2025 7:50:24 AM

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

Dear Supervisors,

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

- We do not have the infrastructure, police force, roads, parking and water to support this plan.
- Structures should be limited to 5 stories to preserve lighting and wind
- We are only 7 x 7 square miles. SF is not like ares that have space
- Concerns about earthquakes
- There is space to build on vacant lots, Walgreens sites, 7/11 on Clment/9th Ave., etc.
- No buildings close to the shoreline
- We still have 2 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the City's affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units. Together these are more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

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2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Thank you!

Kathryn Hyde
130 Frederick St SF 94117

Kathryn Hyde | 415.359.7971 | IG @reenvisionrepair |
https://url.avanan.click/v2/r01/___www.reenvisionrepair.com___.YXAzOnNmZHQyOmE6bzo4NWYyNGNiZmQ1YTZhY2YwMjUwMDE5YzkzZTk4MTRlMjo3OmQ5Nzg6ZjM5MmFmZGJkYTVkZjk5ZTQ0MDA3M2QyNzI3YjAwYjEwNWVjYTc5YWEzYzNiMDVmOTQxYjdlNmM0ODhkYjUzMDp0OlQ6Tg

From: Alan Billingsley
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 11:27:13 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: Anthony Criscione
To: Board of Supervisors (BOS)
Subject: Support Family Zoning-San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 11:31:50 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.

Anthony Criscione
acriscione1997@gmail.com
145 San Jose Ave
San Francisco , California 94110

From: Phillip Raffle
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 11:59:31 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,

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.

Phillip Raffle
phillip.d.raffle@gmail.com
1466 Dolores Street
San Francisco, California 94110

From: Marty Cerles
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 12:01:06 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,

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: Julia Diaz
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 1:44:32 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,

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: Todor Markov
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 2:57:42 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've called San Francisco home since 2017. I live in Rincon Hill, and I'm writing to voice my strong support for the Family Zoning Plan.
I've watched this city change over the past eight years, and one thing has become crystal clear: we need more housing. I've seen friends leave because they couldn't afford to stay. I've watched young families struggle to find space to grow. And I've seen how the lack of housing options makes this city less accessible to the people who make it vibrant and diverse.
That's why I support the Family Zoning Plan. This isn't just policy to me—it's about making sure San Francisco remains a place where everyone can afford to live, not just the wealthy. I want more homes in Rincon Hill and across the city. I want my neighbors to be able to build in-law units for aging parents or backyard cottages for adult children. I want teachers, artists, service workers, and young professionals to have a real shot at living here.
This plan gives families flexibility and expands housing choices in the neighborhoods where people actually want to live—near transit, jobs, and schools. It's a positive step toward a more livable, affordable, and inclusive San Francisco.
I urge you to support the Family Zoning Plan. Let's build a city where everyone can belong.
Thank you for listening.
Sincerely,
Todor Markov

Todor Markov
todor.m.markov@gmail.com
301 Main Street #32F
San Francisco, California 94105

From: Justin Truong
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 5:21:07 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.

Justin Truong
justintruong56@gmail.com
33 Junior Terrace
San Francisco, California 94112

From: Patrick Le
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 5:39:33 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 very strong support for the Family Zoning Plan.

San Francisco urgently needs more housing, 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.

Let's build a San Francisco that will continue to grow and where everyone can belong. It just makes sense to build more housing. More people, more revenue from taxes and local businesses to fund essential services. Why do we want the population to shrink and still have it be so expensive to live here? Please do the right thing.

Thank you for your partnership and collaboration.

Patrick Le
patrickle1994@gmail.com
511 Eureka St.
San Francisco, California 94114

From: Annette Billingsley
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 5:43:55 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,

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.

Annette Billingsley
ab94115@gmail.com
2821 Pine Street
San Francisco, California 94115

From: Meghan Warner
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 6:32:29 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.

Best,
Meghan Warner, PhD
D4 Resident

Meghan Warner
meghanowarner@gmail.com
2610 47th ave
San Francisco, California 94116

From: Paul Foppe
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Tuesday, November 11, 2025 7:52:15 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,
As the middle of a sandwich family raising a first grader while taking care of a mother-in-law with alzheimer's dementia, I'm writing to express my strong support for the Family Zoning Plan. We need more housing of all types for all income levels for renters and for purchase.

San Francisco urgently needs more homes — and this plan moves us forward. 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.

Paul Foppe
hugfoppe@gmail.com
2301 Lincoln Way
SAN FRANCISCO, California 94122

From: Alex Wong
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, November 12, 2025 12:11:39 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.

Last Tuesday's elections in NJ, VA and NYC only reinforced an issue that has plagued San Franciscans for decades: the issue of affordability.

When the most expensive expense of any person's paycheck is housing, we have to build much more homes if we have any hope of reining in costs.

The Family Zoning Plan will expand housing choices across the city, especially near transit, jobs, and schools.

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.

Alex Wong
mr.alexander.wong@gmail.com
1539 24th Ave
San Francisco, California 94122

From: Lisa Zahner
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, November 12, 2025 9:02:37 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.

Lisa Zahner
lisa@cityrealestatesf.com
348 Scott St
San Francisco, California 94117

From:	Bruce Wolfe N6BMW
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	URGENT! Public Comment: Replace Mayor Lurie"s Disastrous Zoning Plan With A Real Affordable Housing Plan - File #250701
Date:	Wednesday, November 12, 2025 12:29:06 PM

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

Dear Supervisors,

The amendments that were added on November 3rd to Mayor Lurie's so called 'housing plan' are not remotely enough!

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 2 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the City's affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units. Together these are more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing approved housing permits, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year, in a way that will fully meet state mandates. And make certain that all affordable housing produced fits the accepted definition of costing only 30% of the income of its residents.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as

possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in the Mayor's unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Bruce

94117

From: Maika Pinkston
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, November 12, 2025 12:43:06 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,

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.

Maika Pinkston

Maika Pinkston
maikapinkston@gmail.com
37 Commer CT. #329
San Francisco, California 94124

From: Edward Sullivan
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Wednesday, November 12, 2025 2:40:20 PM

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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: Bruce Wolfe N6BMW
To: Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject: URGENT! Public Comment: Replace Mayor Lurie"s Disastrous Zoning Plan With A Real Affordable Housing Plan - File #250701
Date: Wednesday, November 12, 2025 12:29:03 PM

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

Dear Supervisors,

The amendments that were added on November 3rd to Mayor Lurie's so called 'housing plan' are not remotely enough!

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 2 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the City's affordable housing crisis.

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Thank you,

Bruce

94117

From:	Woody LaBounty
To:	Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS)
Cc:	Carroll, John (BOS); MelgarStaff (BOS); ChenStaff; MahmoodStaff; Chan, Connie (BOS); Sherrill, Stephen (BOS); Sauter, Danny (BOS); isabella.alcaraz@sfgov.org; Dorsey, Matt (BOS); Mandelman, Rafael (BOS); Fielder, Jackie (BOS); Waltonstaff (BOS)
Subject:	Land Use Mtg on 11/17: SF Heritage Supports Supervisor Chan"s Amendments
Date:	Tuesday, November 11, 2025 6:46:24 PM
Attachments:	image001.png SFHeritage-SUPPORT-Chan-Amendments.pdf

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

SUPPORT FOR SUPERVISOR CHAN'S AMENDMENTS
November 17, 2025 - Land Use and Transportation Committee Agenda "Family Zoning Plan"

Dear Chair Melgar and Supervisors Chen and Mahmood:

On behalf of our citywide constituency, San Francisco Heritage submits our strong support for Supervisor Chan's proposed amendments, consistent with the adopted Housing Element, for the treatment of historic resources in the Family Zoning Plan as set forth File No. 251073 as follows:

> On Page 12, Lines 13-24; and Page 30, Lines 17-25: "or substantially alter a historic resource that is: designated as a landmark or listed as a contributor to or located within a historic district under Article 10; listed as a Significant or Contributory Building under Article 11; listed in the California Register of Historical Resources or the National Register of Historic Places; identified in an adopted survey or historic context statement as potentially eligible for individual listing in the California Register of Historical Resources or the National Register of Historic Places; or, located within an historic district that is listed in, or identified in an adopted survey or historic context statement as potentially eligible for listing in, the California Register of Historical Resources or the National Register of Historic Places;

The current Family Zoning Plan includes significantly greater impacts to designated and potentially eligible historic and cultural resources than anticipated by the 2022 Housing Element and the certified Environmental Impact Report (EIR). Absent Supervisor Chan's proposed amendments, we believe that a Supplemental Environmental Impact Report ("SEIR"), rather than the Addendum, is warranted to analyze the Family Zoning Plan's impacts to San Francisco's historic and cultural resources.

We have appreciated the attention given by, and our conversations with, Mayor Lurie and

President Mandelman on how we can address protections for historic resources in the Family Zoning Plan. Supervisor Chan's proposal conforms with standard historic preservation practices, and we believe offers the best path forward to ensure San Francisco's special places are preserved in our changing and growing city.

Sincerely,

Woody LaBounty
President & CEO
wlabounty@sfheritage.org

SF HERITAGE

Woody LaBounty
President & CEO
he/him/his

SAN FRANCISCO HERITAGE
On Unceded Ramaytush Ohlone Land
HAAS-LILIENTHAL HOUSE
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
P: 415.441.3000 x 104

www.sfheritage.org
wlabounty@sfheritage.org

Join Heritage Now

SF HERITAGE
www.sfheritage.org
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
415 441 3000

November 12, 2025

Chair Myrna Melgar, Supervisors Chyanne Chen and Bilal Mahmood
San Francisco Board of Supervisors
Land Use and Transportation Committee
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: SUPPORT FOR SUPERVISOR CHAN'S AMENDMENTS
November 17, 2025 - Land Use and Transportation Committee Agenda "Family Zoning Plan"

Dear Chair Melgar and Supervisors Chen and Mahmood:

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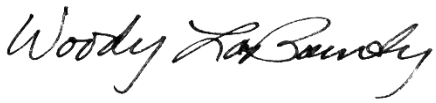
Sincerely,



Woody LaBounty
President & CEO
wlabounty@sfheritage.org

From:	Kathryn Hyde
To:	Press Office, Mayor (MYR); Severiano.Christian@sen.ca.gov; Raayan.Mohtashemi@sen.ca.gov
Cc:	Carroll, John (BOS); Chan, Connie (BOS); MelgarStaff (BOS); Board of Supervisors (BOS); Hsieh, Frances (BOS); Mandelman, Rafael (BOS); Walton, Shamann (BOS); Andrews, Michelle (BOS); radhika.gawde@sen.ca.gov
Subject:	housing SF
Date:	Tuesday, November 11, 2025 7:50:22 AM

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

Dear Supervisors,

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

- We do not have the infrastructure, police force, roads, parking and water to support this plan.
- Structures should be limited to 5 stories to preserve lighting and wind
- We are only 7 x 7 square miles. SF is not like ares that have space
- Concerns about earthquakes
- There is space to build on vacant lots, Walgreens sites, 7/11 on Clment/9th Ave., etc.
- No buildings close to the shoreline
- We still have 2 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the City's affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units. Together these are more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

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1) Identify how to manage existing approved housing permits, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year, in a way that will fully meet state mandates. And make certain that all affordable housing produced fits the accepted definition of costing only 30% of the income of its residents.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Thank you!

Kathryn Hyde
130 Frederick St SF 94117

Kathryn Hyde | 415.359.7971 | IG @reenvisionrepair |
https://url.avanan.click/v2/r01/___www.reenvisionrepair.com___.YXAzOnNmZHQyOmE6bzpmZGY1NDI5NWVjZTU4NmFjODVkZWUyZTc0OTY4OTVkYzo3OjVmMWI6ZjY1NDE2ODMwNDEwNTUzOTZmMWE5NWY5NWZmODc5M2Q5NjNjZDY1MjNlNWFiNTY5NGQ4OWM4Y2EyOGZiZTQ3Mjp0OlQ6Tg

From:	Teresa Palmer
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: Replace Mayor Lurie"s Disastrous Zoning Plan With A Real Affordable Housing Plan - File #250701
Date:	Tuesday, November 11, 2025 1:00:27 AM

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

Public Comment: Replace Mayor Lurie's Disastrous Zoning Plan With A Real Affordable Housing Plan - File #250701

Dear Supervisors,

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The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

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hearings to put almost all housing decisions in the hands of Planning Department staff.

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The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in the Mayor's unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Teresa Palmer M.D.

1845 Hayes St. San Francisco, California 94117

From:	Eric Brooks
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: Nov 3 Amendments Not Enough! Replace Mayor"s Disastrous Zoning Plan With Real Affordable Housing Plan - File #250701
Date:	Monday, November 10, 2025 8:53:45 PM

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

Hi again Supervisors,

The amendments that were added on November 3rd to Mayor Lurie's so called 'housing plan' are not remotely enough!

The City Economist's report shows clearly that Lurie's plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

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Thank you,

Eric Brooks
Our City SF
San Francisco CEQA Defenders
415-756-8844

http://our-city.org

From:	David Romano
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: Please vote no on Mayor Lurie"s Family Zoning Plan and replace It with a Real Affordable Housing Plan
Date:	Saturday, November 1, 2025 4:05:25 PM

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

Dear Supervisors, et al:

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

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Thank you,

David Romano
San Francsico CA

From:	Elliot Helman
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Saturday, November 1, 2025 2:48:55 PM

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Thank you,

Elliot Helman
Mission Bay SF 94158

From: David Kaskowitz
To: Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject: Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date: Saturday, November 1, 2025 10:10:37 AM

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

Dear Supervisors,

It is time to finally adopt a plan that effectively addresses the housing crisis in San Francisco. Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing, as the City Economist recently released report demonstrates.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing oversupply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more

homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

David Kaskowitz

306 Park St
San Francisco, CA 94110

From: Jeanette Traverso
To: Carroll, John (BOS)
Subject: Fwd: A North Beach Resident"s Perspective on Upzoning
Date: Wednesday, November 5, 2025 5:55:34 PM

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

Hello, John. My apols for the typo in your email address. Pls see below. Many thx! Best, Jeanette

---------- Forwarded message ---------
From: **Jeanette Traverso** <jeanettetraverso@gmail.com>
Date: Wed, Nov 5, 2025 at 5:47 PM
Subject: A North Beach Resident's Perspective on Upzoning
To: <daniel.lurie@sfgov.org>, connie.chan@sfgov.org <connie.chan@sfgov.org>, <rafael.mandelman@sfgov.org>, <stephen.sherrill@sfgov.org>, <danny.sauter@sfgov.org>, <bilal.mahmood@sfgov.org>, matt.dorsey@sfgov.org <matt.dorsey@sfgov.org>, <john.carrroll@sfgov.org>

Hello. My name is Jeanette Traverso. I attended the 11/3/25 Land Use & Transportation Committee hearing for 3.5 hours last Monday, but had to leave before I could give my public comments on upzoning. Please see my perspective below:

My Italian relatives have lived in North Beach for generations. I am one of ten children, & the first & only one of ten to graduate college. I went on to get a law degree from Hastings, now UC Law SF.

Thirty years ago, my husband & I researched neighborhoods throughout San Francisco & chose North Beach for its walkability, identity & waterfront.

We strived to buy a three-unit residential building on Francisco @ Grant, and have lived in one of the units ever since. It's where we raised our two sons.

I have spent decades walking from North Beach to work at a law firm downtown. I still walk through the neighborhood daily & it always gives me a renewed sense of well-being when I walk down Grant & see the water before me.

I recently hosted a sister from the beautiful state of Hawaii, & she was awed by all the charming nooks & crannies of our incredible North Beach neighborhood.

I am in favor of affordable housing, but the proposed upzoning plan is misguided. It will allow speculators to build tall buildings for the rich. It will ruin the beloved character of the neighborhood. It WILL NOT create affordable housing. Hence, there is no good reason to destroy the low-rise, historic architecture of our coveted neighborhood. We all can see that modern high rises on Columbus shadowing the streets, or soulless buildings dwarfing Coit Tower, will be devastating. Likewise, it will be a travesty to allow formula retail to replace our unique cafes, restaurants, clubs & shops.

We have lots of empty commercial buildings throughout the City. We should get creative & convert these underutilized resources to affordable housing.

I am informed that Supervisor Sauter unilaterally put North Beach on the upzoning map, without adequate input from his constituents. This makes me irate.

I urge that the North Beach neighborhood be removed from the upzoning map, so that we can preserve this incredible neighborhood for those of us here today, & for generations to come.

Thank you for your consideration.

Best, Jeanette Traverso

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:	29 Letters Regarding File Nos. 250700, 250701, 250966, 251071, 251072, and 251073
Date:	Friday, November 7, 2025 10:38:21 AM
Attachments:	29 Letters Regarding the Family Zoning Plan.pdf

Hello,

Please see attached 29 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: tvobsf@everyactioncustom.com on behalf of Anthony Villa
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 1:11:22 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 ruin the neighborhoods by turning them into downtown!

Sincerely,
Anthony Villa
San Francisco, CA 94122

From: eliseravel3@everyactioncustom.com on behalf of Elise Ravel
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 1:49:16 PM

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Dear Board of Supervisors,

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ADDITIONAL COMMENTS (optional):

Sincerely,
Elise Ravel

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, November 3, 2025 2:53:44 PM

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

Dear Board of Supervisors,

No Bulldozers! Historic buildings Must Be Preserved! We will Never build beautiful Victorians again!
And Protect Rent Controlled Buildings! Half of SF Needs These!
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,
Peter Lee
San Francisco, CA 94118

From: johnmclemore@everyactioncustom.com on behalf of John McLemore
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 2:57:30 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 SF resident, I strongly oppose Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters & small businesses & 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:
I am outraged at the proposed upzoning all over SF. The proposed height increases have massive ramifications for our City. Our height limits are essential to the character & charm of SF.

I want to specifically address my neighborhood, Aquatic Park/Fisherman's Wharf & how doubling the height limits for those areas to 65+ feet would be devastating to these neighborhoods.

If you love SF at all, you love the iconic hills & priceless beauty of our waterfront rising dramatically from the Bay waters & seemingly all the way to the clouds. Our waterfront is what songs, poems & movies are written about.

From the water, views of those neighborhoods have been photographed a million times over. Every year, hundreds of thousands of tourists marvel at them from cruise ships & Bay cruises & locals from private watercraft. Videos of them compliment nearly every sports broadcast. I am disgusted to think, so many decades ago, views of our majestic hills & alternatively from land our breathtaking SF Bay, were nearly completely obliterated by skyrises, like the horrendous Fontana buildings, nicknamed the "buck teeth" by all locals not selfish or affluent enough to live in them. These types of Miami-style towers were initially planned to encase the entire northern coastline of SF, effectively creating a "wall on the waterfront."

Additionally, I have not heard a single authority figure involved with the disastrous upzoning "plan" address the ramifications of extreme upzoning creating wind tunnels or light shadows, a serious issue in the recent overzealous, overbuilding around NYC's Central Park where it is killing trees, plants, grass & wildlife either from being scorched by refractions or by lack of sunlight. Or that the overdevelopment in NYC has created a massive "land grab" wars over air rights, which allows developers the "right" to build even higher than the original zoning would have allowed & charge renters even higher premiums. Nor have I heard anyone provide any consideration to the FACT that SF exists in a dangerous earthquake zone & how building higher is a VERY risky endeavor on our steep hills. All I've heard from politicians & developers is "build, build, build." There seems to be no care, no consideration, no foresight for ANY long-term consequences. Take HEED & LEARN from the colossal mistakes of other cities, like NYC & Vancouver.

The height limits established in our neighborhoods have made SF arguably one of the most beautiful cities in the world. Please do not let “NOT-MY-MAYOR” Lurie’s SHAMEFUL, LAND-GRAB, DEVELOPER-ENRICHING, SHORT-SIGHTED, UNINFORMED, DISASTOROUS "plan," destroy the very thing that makes SF iconic—its landscapes & views, by obliterating them with obtrusive, obstructive, unnecessary & unjustified skyrises.

Why are we here again?! I have only 1 conclusion—GREED. This is NOT about building more housing, affordable housing or benefitting communities. Its only intention is to make money for those in power & for the people in the pockets of or influencing those in power. Please reconsider your appalling massive height limit increases. SF is NOT FOR SALE!

Sincerely,
John McLemore
San Francisco, CA 94133

From: jillkb@everyactioncustom.com on behalf of Jill Bittner
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 3:01:27 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 resident, I strongly oppose Lurie's plan, which incentivizes the demolition of existing homes, displacement of renters & small businesses & 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:
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Sincerely,
Jill Bittner
San Francisco, CA 94109

From: jknjl127@everyactioncustom.com on behalf of Joe Schmoe
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 3:03:38 PM

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Dear Board of Supervisors,

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

We call on you to:
- Drastically scale back Lurie's upzoning maps
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Sincerely,
Joe Schmoe
93123

From: jnsjl65@everyactioncustom.com on behalf of Jim Kilton
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 3:06:05 PM

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Dear Board of Supervisors,

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

We call on you to:
- Drastically scale back Lurie's upzoning maps
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Sincerely,
Jim Kilton
San Francisco, CA 94109

From: joeaschmoe@everyactioncustom.com on behalf of Joe Schmell
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 3:13:01 PM

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Dear Board of Supervisors,

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Additionally, I have not heard a single authority figure involved with the disastrous upzoning "plan" address the ramifications of extreme upzoning creating wind tunnels or light shadows, a serious issue in the recent overzealous, overbuilding around NYC's Central Park where it is killing trees, plants, grass & wildlife either from being scorched by refractions or by lack of sunlight. Or that the overdevelopment in NYC has created a massive "land grab" wars over air rights, which allows developers the "right" to build even higher than the original zoning would have allowed & charge renters even higher premiums. Nor have I heard anyone provide any consideration to the FACT that SF exists in a dangerous earthquake zone & how building higher is a VERY risky endeavor on our steep hills. All I've heard from politicians & developers is "build, build, build." There seems to be no care, no consideration, no foresight for ANY long-term consequences. Take HEED & LEARN from the colossal mistakes of other cities, like NYC & Vancouver.

The height limits established in our neighborhoods have made SF arguably one of the most beautiful cities in the world. Please do not let “NOT-MY-MAYOR” Lurie’s SHAMEFUL, LAND-GRAB, DEVELOPER-ENRICHING, SHORT-SIGHTED, UNINFORMED, DISASTOROUS "plan," destroy the very thing that makes SF iconic—its landscapes & views, by obliterating them with obtrusive, obstructive, unnecessary & unjustified skyrises.

Why are we here again?! I have only 1 conclusion—GREED. This is NOT about building more housing, affordable housing or benefitting communities. Its only intention is to make money for those in power & for the people in the pockets of or influencing those in power. Please reconsider your appalling massive height limit increases. SF is NOT FOR SALE!

Sincerely,
Joe Schmell
San Francisco, CA 94109

From:	Lupe Velez
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan
Date:	Monday, November 3, 2025 3:19:33 PM

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

Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing oversupply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and

corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

--

Guadalupe Velez
Communications Director
(She/Her/Hers)
Coalition on Homelessness
280 Turk Street, San Francisco, CA 94102
(415) 346-3740 x305

From: kzhuravleva@everyactioncustom.com on behalf of Karina Zhuravleva
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 5:56:43 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:

- 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,
Karina Zhuravleva
San Francisco, CA 94121

From: Caizhuming888@everyactioncustom.com on behalf of Zhu ming Cai
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Tuesday, November 4, 2025 10:07:07 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
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ADDITIONAL COMMENTS (optional):

Sincerely,
Zhu ming Cai
San Francisco, CA 94112

From: ms.pedroni@everyactioncustom.com on behalf of Lilianna Pedroni
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, November 5, 2025 8:56:24 AM

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

Dear Board of Supervisors,

I grew up in North Beach and continue to live here with my family. I'm writing to express concern about proposed changes that could alter the character of this neighborhood. Please preserve North Beach's authentic architecture and avoid turning the waterfront into a wall of tall, generic buildings. The views, historic charm, and human scale are what make this area special—and what draw visitors to it in the first place.

Rather than large-scale redevelopment, what this neighborhood truly needs is improved public transportation access. Enhancing connectivity would benefit both residents and visitors while maintaining the integrity of North Beach's unique identity.

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,
Lilianna Pedroni
San Francisco, CA 94133

From: carobikam@everyactioncustom.com on behalf of Robert Heisler
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, November 5, 2025 1:33:36 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. Democracy in matters such as this no longer exists in San Francisco. Instead we have "citizens united" on full display. If allowed to proceed unhindered, the end result will be a clear definition of SOCIAL CLEANSING.

ADDITIONAL COMMENTS (optional):

Sincerely,
Robert Heisler
San Francisco, CA 94116

From: margsmay@everyactioncustom.com on behalf of Margot May
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Wednesday, November 5, 2025 7:38:40 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,
Margot May
San Francisco, CA 94108

From: rekathryn@everyactioncustom.com on behalf of Kathryn Hyde
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, November 6, 2025 7:31:43 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 long time reident of the Richmond and Cole Valley neighborhoods, 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

I believe in affordable housing - there are many vacant lots and old buildings were housing could be added (or refurbished) - limit to 5-6 stories to preserve SF.

SF does not have enough police patrol, water, grocery stores in needed areas, parking, and MUNI lines to support 100,000 more residents.

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,
Kathryn Hyde
San Francisco, CA 94117

From: terridaysf@everyactioncustom.com on behalf of Terri James-Day
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, November 6, 2025 10:12:54 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,
Terri James-Day
San Francisco, CA 94112

From:	David Woo
To:	Mandelman, Rafael (BOS); Chan, Connie (BOS); Sherrill, Stephen (BOS); Sauter, Danny (BOS); Mahmood, Bilal (BOS); Dorsey, Matt (BOS); Melgar, Myrna (BOS); Fielder, Jackie (BOS); Walton, Shamann (BOS); Chen, Chyanne (BOS)
Cc:	Raquel Redondiez; Carroll, John (BOS); Calvillo, Angela (BOS); Board of Supervisors (BOS)
Subject:	SOMA Pilipinas Letter RE "Family Zoning Plan"
Date:	Monday, November 3, 2025 12:42:28 PM
Attachments:	SOMA Pilipinas Letter_Family Zoning Plan 11.3.25.pdf

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

President Mandelman and Members of the Board, please see our letter below regarding the "Family Zoning Plan."

November 3, 2025

RE: Mayor Lurie's "Family Zoning Plan"

President Mandelman and Members of the Board of Supervisors,

SOMA Pilipinas, the Filipino Cultural Heritage District, is opposed to the proposed upzoning plan. The upzoning plan will lead to the displacement of residents and small businesses, and encourages real estate speculation, harming the South of Market and neighborhoods across the city. The current plan, coupled with numerous cuts to affordable housing and impact fees that have already occurred, highlight how the city's Housing Element and the state co-opt the language of racial and social equity to further deregulation. We are also opposed to the blatant giveaway in Western SOMA of mainly increasing base heights, which will be used with the state density bonus, resulting in basically two upzonings from this plan for SOMA.

We must instead prioritize developing 100% affordable housing, preserving and protecting existing housing, protecting existing residents and small businesses from displacement, and engaging in community based planning. The current upzoning is failing on these fronts. We support the amendments put forward by Supervisor Chan and Supervisor Chen as they constitute a logical baseline of what should be included in such a sweeping upzoning proposal.

The city's Housing Element, mandated by the state, calls for 57% affordable housing to be built. As there is no affordable housing component to this plan, it is clear that it is a market-rate housing plan. The city economist Ted Egan acknowledges that market-rate housing will not get built at the levels "required" by the state, because developers and investors can not get the profit that is desired from these projects, stating the plan will only produce 8,500-14,600 units over the next 20 years. Affordable housing developers, however, are ready and willing to build housing. According to the city's 2024 Housing Inventory Report, affordable housing production accounted for 64% of all new housing production in 2024; as market-rate housing stalled because of lack of return on investment, affordable housing production continued.

If the city and state are really concerned about "building housing," the focus would be on building affordable housing. However, it is clear that the real desire is not simply to "build housing," but instead to provide the best scenario for private developers, investors, and

speculators to make money off of the real estate market in San Francisco.

We must focus on creating 100% affordable housing, protecting our neighborhoods that are composed of residents, small businesses, and neighborhood based organizations, and engaging in community based planning that focuses on the needs of the most vulnerable and marginalized.

Thank you,

David Woo
Community Development and Policy Coordinator
SOMA Pilipinas

--
David Woo
Community Development and Policy Coordinator
SOMA Pilipinas Cultural Heritage District

PILIPINAS

November 3, 2025

RE: Mayor Lurie's "Family Zoning Plan"

President Mandelman and Members of the Board of Supervisors,

SOMA Pilipinas, the Filipino Cultural Heritage District, is opposed to the proposed upzoning plan. The upzoning plan will lead to the displacement of residents and small businesses, and encourages real estate speculation, harming the South of Market and neighborhoods across the city. The current plan, coupled with numerous cuts to affordable housing and impact fees that have already occurred, highlight how the city's Housing Element and the state co-opt the language of racial and social equity to further deregulation. We are also opposed to the blatant giveaway in Western SOMA of mainly increasing base heights, which will be used with the state density bonus, resulting in basically two upzonings from this plan for SOMA.

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If the city and state are really concerned about "building housing," the focus would be on building affordable housing. However, it is clear that the real desire is not simply to "build housing," but instead to provide the best scenario for private developers, investors, and speculators to make money off of the real estate market in San Francisco.

We must focus on creating 100% affordable housing, protecting our neighborhoods that are composed of residents, small businesses, and neighborhood based organizations, and engaging in community based planning that focuses on the needs of the most vulnerable and marginalized.

Thank you,

David Woo
Community Development and Policy Coordinator
SOMA Pilipinas

From: molinelli@everyactioncustom.com on behalf of Amy Molinelli
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Saturday, November 1, 2025 10:09:40 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, Supervisor Chan, Planner Chen and other elected officials,

I am a third generation San Franciscan. I live in my grandparents home off of Clement Street. In fact my Italian grandfather washed every window on every storefront on Clement. I chuckle every summer at the tourists eating at our amazing restaurants and coming to walk in Mountain Lake Park and see our neighborhood. I also am amazed at the thriving small businesses, diversity of income and cultures of our neighborhood and multigenerational families who can only afford to live in San Francisco because of THIS neighborhood. I myself, run a small non-profit that serves underserved communities with music, arts and education programming. I work often with districts like SFUSD, Daly City and OUSD.

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. I am deeply aware of the complex issues but I also have witnessed the history of corruption and developers who promise low-income housing but then somehow it's never enough. Until you can answer why we aren't filling the vacancies in the overflow of luxury housing that already exists in this city and repurposing what we ALREADY have I will not support this demonization of the low and middle class who are trying to survive.

You will demolish what makes San Francisco great and not solve the problems. We read about solutions from the long-term low income housing groups in San Francisco and not from YIMBY which is funneling money from developers and a high powered group of business owners and weaponizing grassroots organizing. This is not the way.

Talk to your small business associations, talk to your communities and please serve the people who live here as well as those who want to live here. Right now it is clear the people who want to make money are being served by using divisive words that tear our communities apart.

I work with teachers, families and the constituents you these developers say they will serve. Families who have working parents, uber drivers, food-service workers, health care workers - with small kids - they need parking and housing and there is housing to be had. Please answer why 15-20 percent of our luxury housing sits empty.

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,
Amy Molinelli
San Francisco, CA 94118

From:	David Kaskowitz
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Saturday, November 1, 2025 10:10:34 AM

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

Dear Supervisors,

It is time to finally adopt a plan that effectively addresses the housing crisis in San Francisco. Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing, as the City Economist recently released report demonstrates.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing oversupply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more

homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

David Kaskowitz

306 Park St
San Francisco, CA 94110

From: parack@everyactioncustom.com on behalf of Patricia Arack
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Saturday, November 1, 2025 6:13:47 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.

PARKING ONSITE IS ESSENTIAL!!!!!!
The lack of parking in these new hi rise buildings will have a chilling effect on the purchase or renting of these new units. Those who live in D4 know that a car is a necessity. If there is no parking the units will sit empty, like the eyesore on Sloat and 48th. Muni is inadequate and not safe. Bikes are no good for taking care of school, shopping, medical appointments. It is beyond foolhardy to eliminate on site parking. PEOPLE NEED THEIR CARS OUT HERE AND NEW BUILDINGS NEED PARKING!!!! LISTEN TO D4!!

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,
Patricia Arack
San Francisco, CA 94116

From: janesmalley1@everyactioncustom.com on behalf of Jane E Smalley
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Sunday, November 2, 2025 7:10:33 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,
Jane E Smalley
San Francisco, CA 94118

From: diana.giampaoli@everyactioncustom.com on behalf of diana giampaoli
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 9:37:26 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

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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.

HOW COULD YOU ALLOW ONLY 3 STORIES IN THE PRESIDIO AND BUILD OVER 3 STORIES ON LOMBARD. THIS IS INSANE. NOTHING SHOULD BE OVER 4 STORIES ON LOMBARD. PLEASE LISTEN TO US AND NOT THE BUILDERS WHO ARE IN EVERYONES POCKETS. THIS WILL BE HIGH RENTS AND WON'T WORK. WHY DON'T YOU BUILD ON CALIFORNIA STREET THE OLD FIREMANS FUND BUILDING AND CPMC CALIFORNIA CAMPUS. THERE IT WOULD WORK. IT CAN BE LOTS OF HOUSING. BUT MY VIEW IS EVERYONE IS IN EVERYONES POCKETS.....

Sincerely,
diana giampaoli
San Francisco, CA 94123

From: shop@everyactioncustom.com on behalf of beth weissman
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 9:53:44 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, 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,
beth weissman
San Francisco, CA 94115

From: jkj2000@everyactioncustom.com on behalf of Larry Quantz
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 10:30:53 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, which, if they don't sell, will become eyesores and attract the Wrong Crowd.

May I ask that you:

- 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,
Larry Quantz
San Francisco, CA 94116

From: andreacgalvin@everyactioncustom.com on behalf of Andrea Galvin
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 10:36:51 AM

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

Dear Board of Supervisors,

I am a 35 year resident of San Francisco and am absolutely disgusted that this destructive, ghastly upzoning plan is about to be pushed through with NO real democratic input and based on arbitrary building targets set by an unelected panel of ideologues. If you vote to approve this, as seems to be the foreordained result (as surely as Putin and Maduro, would "win" re-election tomorrow if a vote were held) you will have forfeited every shred of democratic legitimacy you might have left. Mayor Lurie can go down in history as man who destroyed this city of once legendary beauty and charm.

You claim "your hands are tied" by the all mighty Scott Weiner? You can't find the courage push back on a corrupt CA state senator, but yet you proudly "resist" President Trump's offer to deport the illegal Honduran drug dealers who have killed 4,300 San Francisco residents in this decade alone, something most San Francisco's want done? Shame on you. And, do you really think we the citizens are too stupid to see what is going on?

Legitimacy once lost will be difficult to restore.

Mayor Lurie and the Board of Super

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,
Andrea Galvin
San Francisco, CA 94121

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, November 3, 2025 10:41:32 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. So I urge you to:

1. Exclude parcels in the Priority Equity Geographies SUD.

2. Exclude all rent-controlled housing with two or more units, not just 3.

3. Require all publicly owned parcels, like the SFMTA ones, to be 100% affordable housing.

4. Exclude all historic resources from the Upzoning Plan, including local historic districts and those eligible for the California and National Registers.

5. Limit form-based density (density decontrol) and height increases to the Local Plan.

6. Require inclusionary affordable housing to be located on site or nearby within ½ mile of the development.

7. Ted Egan's report from the Controller's office says that housing will unlikely be built no matter what unless rents and sales prices rise. That's just now but well into the future. This plan is one created in quicksand,

ADDITIONAL COMMENTS (optional):

Sincerely,
janis kaempfe
San Francisco, CA 94133

From: pat.huey@everyactioncustom.com on behalf of Patricia Huey
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 10:56:51 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.

This housing crisis is a myth from greedy real estate developers. We have plenty of housing. The Park Merced apartments have some 3200 apartments available. We have many in-law apartments that no one wants to rent out because small landlords have so few rights. For example, to evict an undesirable tenant, they must pay them $20,000. No small landlord can afford that.

Sincerely,
Patricia Huey
San Francisco, CA 94117

From: cbonavico@everyactioncustom.com on behalf of Christopher Bonavico
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Monday, November 3, 2025 11:58:33 AM

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

Dear Board of Supervisors,

The proposed new heights along Lombard street are a horrible idea because 1) there is no planning for the additional traffic, 2) no planning for the water issues especially as area sewer pipe is in a terrible state of disrepair so adding new water stress will be a major negative factor, and 3) the plans proposed are for luxury condominiums - they certainly will not helping lower income individuals find housing. This appears to be a monetary windfall to the contractots and developers - and the public officials they donate to. Shame !

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 Bonavico
San Francisco, CA 94123

Request for Notice and Community Feedback on Proposed Upzoning

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 NOV 03 PM03:36

Background

The undersigned residents wish to formally express concern regarding the process surrounding the proposed upzoning within the Family Zoning Plan. To date, we have not received reasonable notice regarding this proposal, especially in terms of how it may affect our neighborhood. Furthermore, residents have not been provided with sufficient opportunity to offer meaningful feedback on the proposed changes.

Neighborhood Boundaries

Our neighborhood encompasses the area extending from Van Ness Avenue to Polk/Larkin Streets, spanning from Pacific/Broadway to Greenwich. This includes prominent cross-streets such as Filbert, Union, Bonita, Green, and Vallejo. See MAP, attached

Request for Information

We respectfully request the provision of detailed information addressing the potential impacts of the proposed upzoning, particularly concerning the Van Ness corridor and its immediate surroundings. Comprehensive data and clear communication are essential to enable residents to contribute informed perspectives and feedback before any final decisions are made regarding the Family Zoning Plan.

Name	Address	Phone/email
Diane Joseph	1436 Union St	415-598-9641 djoseph@blackrock.com
Dennis Blum	1438 Union Street	415 577-2438
JOAN ALBERTSON	1438 UNION ST.	415 3070938
MIRIAM KASDAN	1440 Union St	415-350-7591
JOFF NOVICK	1412 Union St.	415 756-5710

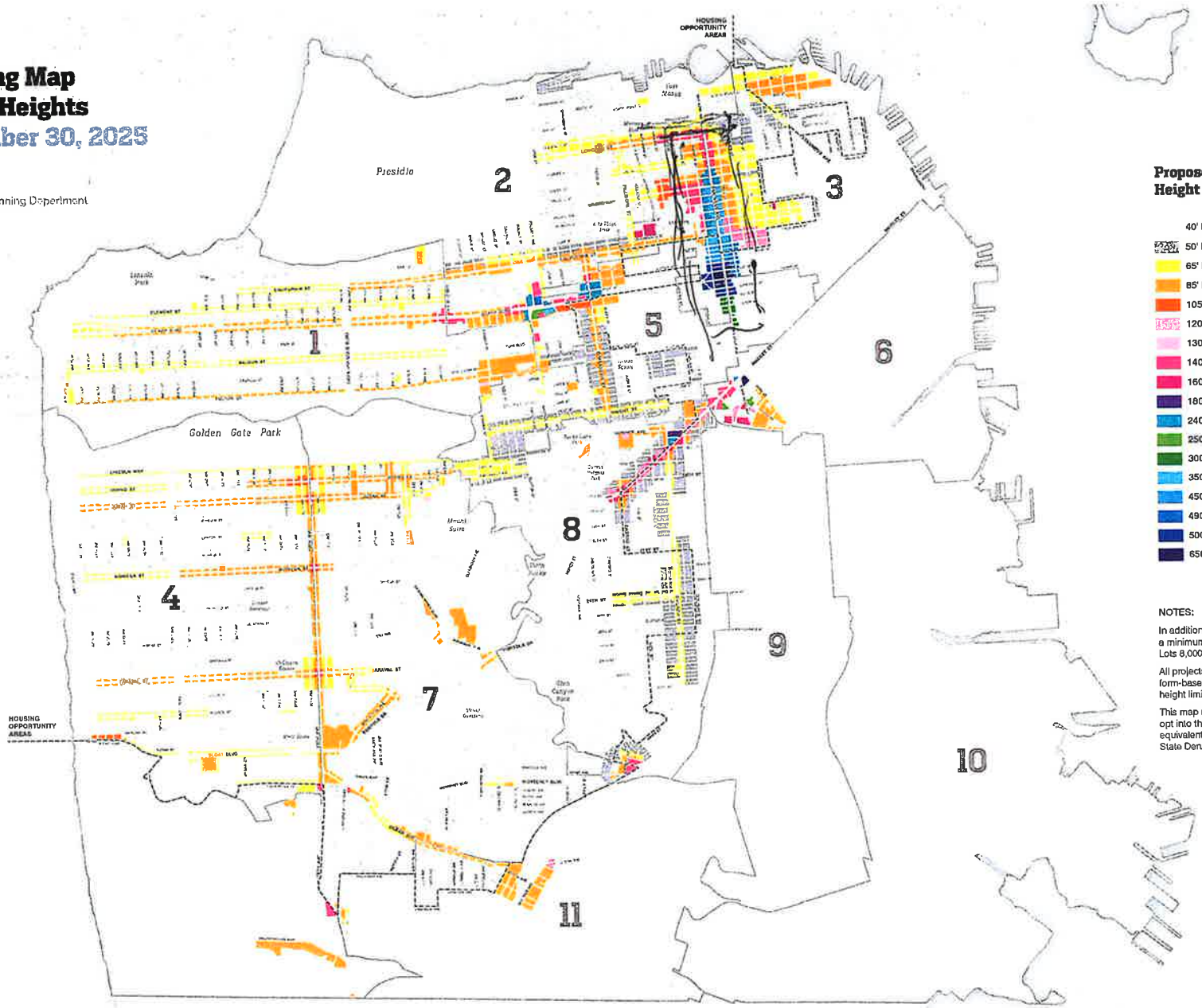
Name	Address	Phone/email
Cynthia Chin	1414 Union St	415-832-0450
Janet Song	10 BONITA ST	650-201-8844
CASSANDRA HARVELL	2430 VAN NESS AVE	510 910 1559
Allison Bowden	1770 Pine St	850-443-2084
Ronald Smith	626 POLK ST	415 441 7470
Ruth Waddington	1340 Clay St.	—
Deborah Birnbaum	1950 Clay St. #204	dlbirnbaum@yahoo
Meghan Ministeri	1335 unions st #1	650 787 4841
Lynn Ferrante (Lynn Ferrante)	1335 UNION ST #7	4156011555
Madeline Crowley	2652 Polk #2	415-218-3250
DONNA MARCHESANO	1845 FRANKLIN ST #604	4158790952
Allen Zigman	1440 Union St	4156522217
Reed Connell	1450 Taylor St	510 387 7518
Kristy Eiffert	1455 Union St #12	(661) 703-8672
DAN KUPSCO	1822 POWELL	415.660.6424
Zoe Jacobs	400 Vallejo St. SF CA 94133	(415) 706-6383
Maggie Quinn	733 Chestnut St.	614-949-0732
Ricky Mathew	" "	707-484-6[illegible]
Monica Pelayo	000 Chestnut	650-796-6548
David Rapp-Kirshner	600 Chestnut	315 915 9112
Lisa Rude	2656 Van Ness	415-673-1773
DAVID OH	1440 union St APT 103	213-393-5744
[illegible]	1[illegible] St	415-544-[illegible]
Andrea N. Grant	2560 Polk St #4	917 715 5403

Name	Address	Phone/email
Sebrina Lonergan	2761 Van Ness	8178210957
[illegible]	869 Hyde St #604	watsonamy@mac.com
DAN KUWALSKI	2355 Polk St. #206	516 812-1250
Sara Draper	1660 Sacramento St	
Karan Malhotra	1080 Sutter St. #201	408-599-8040
Jin Rickard	1455 Vallejo St.	kinjojinzen@outlook.com
David Fine	2 539 Polk SF CA	323 [illegible]
Susan Ostermann	2048 Polk St, # 212	(628) 249-5594
[illegible]	1845 Walnut St.	415-216-5449
[illegible]	1590 BROADWAY #226	415-517-2572
Eldera Pedersen	1458 Union St. SF, CA 94109	415-531-4022

Name	Address	Phone/email
Francell K. Haskins	1335 Union St #6	fran.kh@sbcglobal.net
MARIO RMZ	1335 UNION #4	6509066729

Proposed Zoning Map
Local Program Heights
DRAFT September 30, 2025

Board file 250700 v.3
Graphic Source: San Francisco Planning Department



Proposed Local Program Height Limits

- 40' Local Program Height
- 50' Local Program Height
- 65' Local Program Height
- 85' Local Program Height
- 105' Local Program Height
- 120' Local Program Height
- 130' Local Program Height
- 140' Local Program Height
- 160' Local Program Height
- 180' Local Program Height
- 240' Local Program Height
- 250' Local Program Height
- 300' Local Program Height
- 350' Local Program Height
- 450' Local Program Height
- 490' Local Program Height
- 500' Local Program Height
- 650' Local Program Height

- Supervisor District
- Housing Opportunity Areas

NOTES:

In addition to heights shown here, the following lots get a minimum height of 65' through the Local Program: Lots 8,000sf or larger, and Corner lots.

All projects using the Local Program are subject to form-based density (ie density decontrol) regardless of height limit or underlying zoning district.

This map represents heights available to projects that opt into the Local Program. They are generally equivalent to heights projects may receive if using the State Density Bonus or other state bonus program.

0 0.5 Miles

LEARN MORE:
sfgov.org/sfplanning.org/sf-family-zoning-plan

Comments to the Land Use Committee on November 3, 2025
Jessica Vistnes

My name is Jessica Vistnes and I'm from District 2. I am speaking today in strong opposition to the current version of the proposed upzoning plan. I fully support more housing in my neighborhood – I just want it to be thoughtful and in scale.

I am distressed about the increased heights in many parts of District 2, but with only 2 minutes to speak I want to focus on the proposed zoning for 14-story buildings on Lombard Street, starting at Laguna and going east. This change in heights there seems to have only been added in 2025– and my understanding is that it occurred because heights were lowered at the west end of Lombard near the Palace of Fine Arts and as a result heights were simply popped up at the other end to 14 stories to maintain the count – which does not seem like a very thoughtful approach to rezoning Lombard Street.

My understanding from talking with Supervisor Sherrill is that he expects there might be potentially 10 14-story buildings on the three blocks of Lombard from Laguna to Franklin. Many people, even those in favor of the zoning

plan, view the Fontana Towers as eyesores. To me, 14-story towers on Lombard Street, while they are not 18 stories like the Fontana Towers, is just like putting possibly 10 eyesores in an area that would block some of the nicest views in San Francisco so only a privileged few can see them. And people living in the new luxury apartments on floors 7 through 14 of these towers are probably unlikely to be taking the bus on the transit friendly Lombard Street that is the reason for allowing such tall buildings there in the first place.

I live on Vallejo Street and have been paying attention, as I walk around, to the beautiful views at the intersections of Vallejo and Broadway Streets with Laguna, Octavia, Gough, and Franklin streets that would be OBLITERATED with such tall buildings. Apart from residents enjoying views of THE CITY BY THE BAY, there go views for the tourists as they walk around Pacific Heights or drive around in those cute little yellow cars. Lowering heights on three blocks doesn't seem like it would upset the apple cart for this plan with the state and I urge you to consider it.

I am submitting this letter with my public comments because I agree with the proposed revisions

Jessica Vistnes
District 2

COW HOLLOW ASSOCIATION
P.O. BOX 471136 SAN FRANCISCO, CA 94147

April 30, 2025

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

Re: Proposed Revisions to the Upzoning Map to Reflect District 2's Community Planning, Safety, and Growth Objectives

Dear Supervisor Sherrill,

Thank you for your engagement with our neighborhood as we collectively work toward a vision of housing growth that respects San Francisco's history, diverse communities, scale, and distinctive public spaces.

As SF Planning continues to revise the proposed Upzoning Map, we request a series of specific, actionable changes critical to maintaining the identity, livability, and uniqueness of this part of San Francisco. We look forward to working with you to:

- Maintain Lombard Street as a Scenic Gateway to San Francisco
- Protect Existing Housing and Prioritize Safety
- Safeguard Neighborhood-Serving Retail Corridors
- Remove Density Decontrol Provisions

This part of District 2 features some of San Francisco's most iconic landmarks—from the Bay and the Palace of Fine Arts to the Golden Gate Bridge. As drivers enter the city via the Presidio Parkway, they experience a rare blend of hillside housing and urban density, evoking the charm of Europe's great coastal cities. The combination of natural setting, architectural rhythm, and cultural legacy makes this area both a world-class tourist destination and a cherished residential neighborhood.

For over a century, development west of Van Ness has followed the city's natural topography, integrating the urban grid with the land's slope, sunlight, and airflow. This is no accident—it is the result of organic, community-guided planning. Taller buildings crown the hilltops, gradually stepping down to 40 feet as the land slopes toward the Bay. Where this balance has been ignored, the consequences have been damaging.

As the city updates its zoning map to meet housing goals, it has both the opportunity and the obligation to respect this historic, context-sensitive development pattern. A one-size-fits-all approach invites speculative land grabs, drives up land costs, and risks replacing community-serving homes and businesses with unaffordable, investor-driven development.

Requested Map Changes & Policy Adjustments

1. Maintain Lombard Street as a Scenic Gateway to San Francisco

Lombard Street forms a gateway into San Francisco from the Golden Gate Bridge, framing iconic landmarks like the Palace of Fine Arts. Longstanding planning principles recognize that such landmarks must retain their visual prominence within the surrounding cityscape.

The proposed Upzoning Map undermines those principles by allowing buildings 6 to 8 stories tall—or more—immediately adjacent to or within the vicinity of lower-scale blocks and historic landmarks. These oversized structures, up to 100% larger than their surroundings, would crowd and compete with iconic features like the Palace of Fine Arts—a City Landmark that has long defined San Francisco's northern waterfront. Its visual stature depends on a built environment that respects both scale and setting. A blunt, uniform upzoning to 85 feet disregards topography and erodes the historic character that makes this area both livable and globally recognized.

We recommend a tapered height approach: 40 feet near the Palace, rising gradually to 50 and then 65 feet approaching Van Ness. This reflects the area's historical development pattern and ensures a balanced transition from the waterfront to the city's interior.

Recommended Height Limits:

- Limit building height to 40' on Richardson Avenue and on Lombard Street (starting at the Lombard Gate) to Webster Street
- Allow gradual increases beyond Webster to Van Ness:
    - 50' between Webster and Gough
    - 65' between Gough and Van Ness

This part of San Francisco — including Cow Hollow, the Marina, and Pacific Heights — has been assigned thousands of new units of housing capacity through broad density decontrol and increased height allowances, all contributing to the state's RHNA targets. It is more than our fair share in one of the city's most densely populated neighborhoods. These policies, when done properly, could enable new growth by allowing duplexes, triplexes, and small multi-unit buildings across the neighborhood.

In addition, Lombard is home to many small, independent motels dating back to the era of the Golden Gate Bridge — a rare remnant of San Francisco's history of welcoming visitors within neighborhood settings. Lombard is one of the last Motorways in the country that captures that hope-filled era of travel in mid-century America, rebuilding after World War II. These motels provide reasonably priced rooms and proximity to a major tourist destination, and support for our local businesses. Several of these motels have already been converted to student housing for the Academy of Art University. Losing others will result in losing tourism to our community and neighborhoods.

These recommendations align with the Planning Department's stated goals under the General Plan to preserve neighborhood character, maintain economic diversity, and enhance citywide view corridors.

2. Protect Existing Housing and Prioritize Safety

Lombard Street already has many residents living in rent-controlled apartments. These homes are essential to neighborhood stability and affordability, and support a vibrant mix of retail, services, and housing. Let's ensure long-time tenants in older rent-controlled buildings will not be quietly displaced through buyouts and demolitions.

As the upzoning plans allowed for more residents, we need to ensure the safety of those residents. The Planning Department must consider the serious risk of liquefaction in these areas. Much of the low-lying Marina and Cow Hollow was built on infill and remains vulnerable to seismic activity.

Aside from Lombard being a liquefaction zone, fire response time is a consideration. Cow Hollow boasts a newly rebuilt fire station on Greenwich Street. However, the fire truck ladders at this station can only service buildings as tall as 6-7 stories. If the building heights nearby are raised to 85' or taller, trucks must come from other neighborhoods, increasing the response time and endangering residents and visitors. This public safety issue has not been addressed anywhere in the city where buildings are proposed for drastic height increases.

These issues point to the need for thoughtful major corridor plans along not only Lombard, but Geary, 19th, and Taraval, among others, to ensure that urban planning practices can be implemented with the public input and care that went into the Market-Octavia or Central SOMA Plans of recent years.

3. Safeguard Neighborhood-Serving Retail Corridors

Chestnut, Union, and Fillmore streets are economic and cultural anchors. Their small-scale, sunlit retail corridors support thousands of jobs and contribute significantly to neighborhood livability and a large contingent of the city's 20+ million visitors that further contribute to supporting local employment and small businesses.

Upzoning these corridors would trigger redevelopment that almost always begins with demolition—many of these buildings are historic one-story Art Deco structures that currently house thriving small businesses. These businesses will not survive the transition, and adjacent shops are often dragged down by years of construction-related disruption. Noise, fencing, blocked sidewalks, lost parking, and reduced foot traffic can destabilize entire commercial blocks. The result is not affordable housing—it is the slow erosion of the vitality and street life that make these neighborhoods work.

The Marina Safeway site is another concern. While redevelopment may be considered, its location and current use are vital for residents—especially seniors and families without access to private transportation. A high-rise would be inappropriate and disruptive in this context.

Recommended Height Limits:

- Limit height to 40 feet on:
    - Union Street
    - Chestnut Street
    - Lower Fillmore Street (within the Marina and Cow Hollow)
    - Upper Fillmore Street (from Jackson to Bush)
    - Safeway site (corner of Laguna and Marina Blvd)

4. Remove Density Decontrol Provisions

To promote transparency and encourage meaningful neighborhood engagement, urge SF Planning to update the current interactive Upzoning Map to clearly reflect the two key provisions. Most San Franciscans are unfamiliar with these kinds of online tools and may not realize they need to click the "Info" button in the left-hand legend to uncover the proposed changes.

Currently, if someone clicks on a corner lot within the density decontrol area, the map still shows a proposed height of 40 feet—rather than the actual 65 feet being contemplated. This creates confusion and obscures the true scope of the changes. Failure to make these provisions plainly visible may not meet the standards of procedural transparency or informed public review expected under CEQA and other land use statutes. Complete clarity is essential.

But clarity alone is not enough. These provisions are deeply flawed and should be removed:

Recommended Changes:

- **Remove the provision that allows 65' heights on corners lots.** This will result in taller, randomly-placed towers among otherwise consistent 1-4 story residential blocks — with no relationship to neighborhood form or any broader planning vision.

- **Remove the provision that allows lots 8,000 sq. ft. or greater to automatically rise to 65'.** This provision encourages lot mergers that will invade the unique and vital greenbelts, backyards, and trees that provide vital open space in dense urban living.

Conclusion

We support new housing through thoughtful, context-sensitive growth. Like the city, we believe in expanding housing opportunities through planning that respects topography, preserves neighborhood identity, and safeguards essential services.

This area has already added housing capacity through the 4- and 6-plex legislation led by Supervisor Mandelman and adopted in 2023. We welcome further improvements that recognize Lombard Street's role as a scenic gateway.

But the current map goes too far. It invites speculation, drives up land costs, and encourages the demolition of sound housing—quietly displacing tenants and small businesses in favor of unaffordable luxury towers. These are the very people and places that give our neighborhoods their life and character.

Incorporating the revisions we've outlined will build public trust, reflect sound planning, and reduce the risk of unnecessary conflict or delay.

We urge you to support a smarter, long-term strategy—one that protects what makes San Francisco unique: its layered history, diverse communities, small businesses, and walkable, human-scale neighborhoods that reflect generations of thoughtful planning—while ensuring that truly affordable housing is the outcome, not just the promise, of these efforts.

Sincerely,

Lori Brooke
President, Cow Hollow Association

cc:
CHA Association Board and Membership
Mayor Daniel Lurie
Ned Segal, Chief of Housing and Economic Development
Rich Hillis, Director, Planning Department
Rachael Tanner, Director of Citywide Planning, Planning Department
Joshua Switzky, Deputy Director of Citywide Policy, Planning Department
Lisa Chen, Principal Planner, Planning Department

Bellaire Tower Homeowners' Association

1101 Green St.

San Francisco, CA 94109

Sent via E-Mail

October 31, 2025

San Francisco Mayor's Office
Mayor Daniel Lurie
Ned Segal
Chief Housing and Economic Development

San Francisco Board of Supervisors

Re: Land Use and Transportation Committee
Meeting, November 3rd 1:30 pm
Agenda Item 6, 250966 General Plan Amendments Family Zoning Plan

Dear Mayor Lurie, Chief Segal, and Board of Supervisors:

I write this letter on behalf of Bellaire Towers Homeowners' Association, 64 owners and residents of our 20 story historic high rise at Green and Leavenworth at the top of Russian Hill.

The original Family Zoning Plan heights for the six square blocks: Leavenworth on the east, Larkin to the west, Filbert to the north and Vallejo to the south maintained the current 40 foot height.

Without explanation or comment, in late 2024, the Family Zoning Plan Map increased zoning height in this six square block area from 40 feet to 65 feet.

We respectfully request the original Family Zoning Plan zoning height of 40 feet be reinstated for this six square block area.

Our request is modest and historically correct according to the Family Zoning Plan's own records.

There is substantial Russian Hill community support for retaining this 40 foot limit for this six block area.

On May 6, 2025, (attached)the 600 member Russian Hill Neighbors wrote the San Francisco Planning Department noting the unexpected reversal of the original Family Zoning Plan in the six block area, noting in the penultimate paragraph of their letter:

"Lastly, we were surprised to see that heights were increased from 4 to 6 storys in the approximately 6 blocks centered on Hyde and Union Streets shown in Area A. This appears to be a reversal from the outcome of several discussions we had with Planning on this issue. These blocks are similar in character to the adjacent multi-block areas of Russian Hill immediately to the north and east which remain at 4-5 stories. These are all finely-grained residential areas among the city's densest. As we had mentioned in earlier letters, the availability of "soft" parcels more likely to be candidates for development are extremely limited here, significantly reducing the benefit of any proposed height increases in these blocks. We support density decontrol here, but urge retaining the current 4-story limit in this area."[1]

---

[1] It is expected a representative of the separate and also largely representative Russian Hill Community Association will be present at this meeting in support of the reinstatement of the 40 foot zoning in the six block area.

There are at least three separate and compelling arguments from a land use perspective in retaining the 40 foot height limit in this six block area:

First, this zoning height increase in this six square block area will not lead to affordable housing. To the opposite, it will only lead to gross speculation by developers. Bellaire's representative, Rajan Edwards, so testified at the original SF Planning Commission hearing and the last Land Use and Transportation Committee hearing.

Second, this is an historic district and stable residential neighborhood. Specifically, to the immediate east of Bellaire Tower is the designated historic district, the "Paris Block" legacy residences that survived the 1906 earthquake. Bellaire Tower itself has already obtained an Historic Resource Evaluation and is seeking state and national landmark status with the noted preservation architects Page & Turnbull. Interspersed in the six block square area are other historic or historically evaluated residences. There is significant Russian Hill community support for designating the entire area down to Hyde street with its cable car route an historic district. This entire neighborhood should not be disturbed and irrevocably changed by prospective development.

Third, and finally, increasing the zoning height by 25 feet in this six block area, in all probability, makes no economic sense even to developers. Bellaire has consulted a number of established and knowledgeable developers in San Francisco, who inform us this marginal 25 foot zoning height increase makes no economic sense from a developer's standpoint, given the already high land acquisition cost and the marginal increase in density, making multi-family, as opposed to single family re-development a losing proposition.

I will be personally in attendance at the meeting and would like to testify and answer any questions on this matter.

Respectfully Submitted,

Niels L. Pearson

Niels Pearson

President,

Bellaire Tower Homeowners' Association

Encl.

RUSSIAN HILL
NEIGHBORS

May 6, 2025

Lisa Chen, Principal Planner
San Francisco Planning Department
49 South Van Ness Ave., Suite 1400
San Francisco, CA 94103
lisa.chen@sfgov.org

Subject: **Comments on April 2025 Draft of Proposed Zoning Map**

Dear Lisa:

Building upon our meetings and reviews of last year's drafts of the rezoning, we have reviewed the current iteration of April 2025. While encouraged that the current map reflects a number of our earlier comments, we have remaining concerns over what appear to be several reversals and height increases compared to the February 2024 draft.

We have consistently been supportive of reasonable density and height increases along main commercial and transit corridors, including Van Ness Ave. and Polk St. We are pleased to see that heights along upper- and mid-Polk St. have been limited to 8 stories, as we had recommended, rather than the 14 stories originally proposed that we felt were excessive. However, along Van Ness, heights have grown from 8 to 14 stories at the intersection with Lombard St., and from 25 to 35 stories south of Broadway. We urge a much more gradual transition in these locations. Please see Areas C1 and C2 on the attached map.

Closer to the waterfront, we were gratified to see the blocks along Bay St. reduced from 6 to 4-stories, as we had requested. However, the blocks north of North Point remain at 6-stories which we find problematic as they include Ghirardelli Sq. and are adjacent to Aquatic Park, as shown on Area B in the attachment. We recommend retaining the 4-story limit here.

Lastly, we were surprised to see that heights were increased from 4 to 6 stories in the approximately 6 blocks centered on Hyde and Union Streets shown in Area A. This appears to be a reversal from the outcome of several discussions we had with Planning on this issue. These blocks are similar in character to the adjacent multi-block areas of Russian Hill immediately to the north and east which remain at 4-5 stories. These are all finely-grained residential areas among the city's densest. As we had mentioned in earlier letters, the availability of "soft" parcels more likely to be candidates for development are extremely limited here, significantly reducing the benefit of any proposed height increases in these blocks. We support density decontrol here, but urge retaining the current 4-story limit in this area.

Thank you once again for considering our comments, and please let me know if you have any questions.

Cordially,
Carol Ann Rogers, President
president@rhnsf.org
415-902-3980

Attachments (2)

cc: Rich Hillis, Director rich.hillis@sfgov.org
Commission Affairs commissions.secretary@sfgov.org
Supervisor Danny Sauter sauterstaff@sfgov.org
Supervisor Stephen Sherrill sherrillstaff@sfgov.org

Russian Hill Neighbors ▪ 1819 Polk Street #221 ▪ San Francisco, CA 94109

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	September 28, 2015
Case No.:	**2014-001259ENV**
Project Address:	**60 Russell Street**
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	0123/009
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 60 Russell Street, is located on a rectangular-shaped lot measuring 20 feet by 60 feet on the north side of Russell Street, an alley located between Hyde Street and Eastman Alley in the Russian Hill neighborhood of San Francisco. The property is located within an RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story over raised basement, single family, wood frame residence constructed in ca. 1906. The residence was originally designed as a flat-front Italianate cottage that was very similar to 64 Russell Street—featuring the same side entry porch, projecting cornice, and façade configuration. Known alterations to the property include: relocation of partition walls, addition of two rooms and three exterior decks, window and door replacement, re-cladding the exterior in wood shingles, and replacement of wall boards and trim (1963); reroofing (1992); and dry rot repair (2006). Other alterations include removal of the period elements of the entry vestibule at an unknown date.

Pre-Existing Historic Rating / Survey

The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in ca. 1906).

On July 8, 2010, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 1945 Hyde Street (Planning Case #2010.0162E), which identified the subject block as part of an eligible historic district. The Historic Resource Evaluation prepared for the project (by Kelley & VerPlanck, dated February 2010) found that Russell Street (from Eastman Alley to Hyde Street) contains "a high concentration of residential buildings constructed in the early years of reconstruction after the 1906 Earthquake and Fire...The buildings within this area are unified historically by theme and form, and therefore could be a potential district."[1] The subject property is located within the boundaries of this identified district. See evaluation section below for further analysis.

---

[1] Kelley & VerPlanck, Historic Resource Evaluation for 1945 Hyde Street, (February 2010).

Neighborhood Context and Description

The subject property is located on a single-block alley on the western side of Russian Hill in San Francisco. The immediate context is characterized by primarily residential land uses with buildings dating from 1906 to the late-1920s. Buildings are generally one to three stories in height and some commercial properties are located along the major streets. The larger neighborhood is generally characterized by its steeply sloping terrain and a wide range of building types and styles dating from 1850-1930, with a scattering of more contemporary buildings throughout. While portions of the Russian Hill neighborhood have been surveyed as potential historic districts (specifically the older buildings at the top of the hill), the immediate blocks surrounding the subject property have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☒ Yes ☐ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance: N/A		Period of Significance: 1906-1911 ☐ Contributor ☒ Non-Contributor	

Based on the information provided in the Historic Resource Evaluation prepared for the subject property by Tim Kelley Consulting (dated June 2014), additional research by staff, and information found in the Planning Department files; staff finds that the subject building is eligible for inclusion on the California Register as a non-contributor to an eligible historic district under California Register Criteria 1 and 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

According to the *Historic Resource Evaluation* prepared by Tim Kelley Consulting, Russian Hill first developed in late-19th century and many of its early residents were prominent members of the Bay Area's artistic, literary, artistic, and intellectual traditions. Early residents of Russian Hill included

Swedenborgian minister Joseph Worcester, architect Willis Polk, writer Gelett Burgess, photographer Dorothea Lane, and painter and poet Maynard Dixon.[2] The Russian Hill neighborhood was severely damaged by the 1906 Earthquake and Fire and all but a few buildings at the summit of the hill were destroyed. After this catastrophic event, residents quickly rebuilt and the subject property was constructed as part of the reconstruction effort that stretched from 1906 to ca. 1915. Many of the reconstruction-era buildings in Russian Hill were built quickly after the event to meet the high need for housing in San Francisco. The subject building did not individually contribute to the pattern of reconstruction of the Russian Hill neighborhood after the 1906 Earthquake and Fire such that it would be individually eligible for listing in the California Register under this criterion. However, the building is part of a collection of buildings that represent this pattern of development and are more appropriately analyzed for eligibility as a historic district (see historic district evaluation below).

Staff finds that 60 Russell Street does not have a specific association with an event such that it would qualify individually under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Building permit records indicate that the original owners of 60 Russell Street were Ernest and Marguerite Guinard, who purchased the property in 1906 and sold it in 1911. The early owners and occupants of the subject property and neighboring properties on Russell Street were generally blue-collar workers (carpenters, laborers, etc). Records do not indicate that any of the owners or occupants of the subject property are important to local, regional or national past. Therefore, 60 Russell Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
60 Russell Street is a one-story over raised basement, single family, wood frame residence originally designed as a flat-front Italianate cottage. The building was constructed in ca. 1906, at the beginning of the reconstruction of the Russian Hill neighborhood after the 1906 Earthquake and Fire. The building retains its original form and some architectural features, such as the projecting cornice, but many of the exterior façade materials have been removed or were covered over by wood shingles in 1963.

Based on information outlined in the Historic Resource Evaluation prepared for the project (Tim Kelley Consulting, June 2014), and additional research by staff, the subject property at 60 Russell Street is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building does not possess high artistic value, nor individually embody distinctive characteristics of a type, period, region, or method of construction.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
The subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Evaluation of archeological resources is outside of the scope of this review.

---

[2] Ibid, 5.

Historic District Evaluation

The subject property is part of a single-block alley of small-scale residential properties that are thematically and architecturally associated with the San Francisco's rebuilding after the 1906 Earthquake and Fire. The development of Russell Street followed a city-wide pattern of residential and commercial buildings construction spanning from 1906 to ca. 1915 to provide housing and services to displaced residents after the disaster. Today, Russell Street displays the architectural congruity necessary to qualify for listing under Criterion 1 (Events) representing a significant pattern of development after the 1906 Earthquake and Fire. The block is also eligible for listing under Criterion 3 (Design/Architecture) due to its high concentration of architecturally unified buildings with shared architectural characteristics, form, historic context and period.

Although a survey has not yet been completed, the boundaries of the historic district would include properties on both sides of Russell Street from Eastman Alley to Hyde Street. Based upon the historic context themes associated with the neighborhood, contributing buildings to the potential historic district would include intact multi- and single-family dwellings constructed on Russell Street between 1906 and 1911, the date the last reconstruction-era residence was completed on the street. As a result of this development pattern, there is a considerable degree of visual harmony among the residential properties along Russell Street and the buildings have experienced few exterior alterations. The building styles include Italianate, Classical Revival, Queen Anne, Craftsman, and Edwardian architectural styles. Most buildings still display a high level of historic architectural integrity; while there have been some alterations, the majority of the buildings still possess the basic form and architectural detailing associated with their style from the period of significance. The subject property was constructed during the period of significance, but due to exterior alterations, the building has lost integrity to this period and is considered a non-contributor to the eligible historic district.

***Note: The eligible Russell Street historic district has not been formally surveyed or evaluated. For the purposes of this HRER, the subject property at 60 Russell Street was examined for its possible contribution to the historic district and no other buildings within the district boundary were evaluated in detail.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The street-facing façade of the subject property (60 Russell Street) has undergone many alterations since it was originally constructed in ca. 1906, including replacement of original wood-sash double-hung windows with aluminum sliders, reduction in the size of original window openings, removal of decorative window and door surrounds, modification of the projecting cornice detailing, and covering

the original horizontal wood siding with wood shingles. Although the original building form and scale are evident and some of the original cladding and trim materials may exist underneath the current cladding, in its current state, the building does not retain sufficient integrity to contribute to the eligible historic district.

Step C: Historic District Character Defining Features

For the eligible Russell Street Historic District, the character-defining features would include but are not limited to:

- Location on Russell Street;
- Residential use (single-family or multi-family flats);
- One-to-three story height;
- Wood frame construction;
- Lack of architectural bays (mostly flat facades facing alley with an occasional shallow angled bay);
- Raised basements;
- Horizontal wood cladding;
- Gable or flat roof forms;
- Elevated and recessed entries (some recessed entries feature decorative vestibule panels);
- Wood entry stairs;
- Queen Anne, Craftsman, Classical Revival, Italianate or Edwardian-era architectural detailing;
- Arched Classical Revival style entry surrounds with flanking columns or pilasters;
- Projecting, decorative wood window and door hoods;
- Flat or slightly molded wood board window and door surrounds;
- Wood-sash windows (double-hung and casement), some with multi-lite upper sashes and ogee lugs;
- Paneled and partially glazed wood entry doors;
- Projecting, denticulated cornices with square modillions; and
- Free-standing planter boxes or retaining walls in front setback, or no front setback.

CEQA Historic Resource Determination

☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Tina Tam, *Senior Preservation Planner*

Date: 10-5-2015

cc: Nicholas Foster, Current Planning

GH: G:\Documents\HRER\60 Russell\HRER\60 Russell Street_HRER Part I.doc

IMAGES

Subject property looking northwest.
Image courtesy of Google Maps, 2015.

From:	Lupe Velez
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan
Date:	Monday, November 3, 2025 3:19:24 PM

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

Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing oversupply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and

corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

--

Guadalupe Velez
Communications Director
(She/Her/Hers)
Coalition on Homelessness
280 Turk Street, San Francisco, CA 94102
(415) 346-3740 x305

From:	David Woo
To:	Mandelman, Rafael (BOS); Chan, Connie (BOS); Sherrill, Stephen (BOS); Sauter, Danny (BOS); Mahmood, Bilal (BOS); Dorsey, Matt (BOS); Melgar, Myrna (BOS); Fielder, Jackie (BOS); Walton, Shamann (BOS); Chen, Chyanne (BOS)
Cc:	Raquel Redondiez; Carroll, John (BOS); Calvillo, Angela (BOS); Board of Supervisors (BOS)
Subject:	SOMA Pilipinas Letter RE "Family Zoning Plan"
Date:	Monday, November 3, 2025 12:42:26 PM
Attachments:	SOMA Pilipinas Letter_Family Zoning Plan 11.3.25.pdf

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

President Mandelman and Members of the Board, please see our letter below regarding the "Family Zoning Plan."

November 3, 2025

RE: Mayor Lurie's "Family Zoning Plan"

President Mandelman and Members of the Board of Supervisors,

SOMA Pilipinas, the Filipino Cultural Heritage District, is opposed to the proposed upzoning plan. The upzoning plan will lead to the displacement of residents and small businesses, and encourages real estate speculation, harming the South of Market and neighborhoods across the city. The current plan, coupled with numerous cuts to affordable housing and impact fees that have already occurred, highlight how the city's Housing Element and the state co-opt the language of racial and social equity to further deregulation. We are also opposed to the blatant giveaway in Western SOMA of mainly increasing base heights, which will be used with the state density bonus, resulting in basically two upzonings from this plan for SOMA.

We must instead prioritize developing 100% affordable housing, preserving and protecting existing housing, protecting existing residents and small businesses from displacement, and engaging in community based planning. The current upzoning is failing on these fronts. We support the amendments put forward by Supervisor Chan and Supervisor Chen as they constitute a logical baseline of what should be included in such a sweeping upzoning proposal.

The city's Housing Element, mandated by the state, calls for 57% affordable housing to be built. As there is no affordable housing component to this plan, it is clear that it is a market-rate housing plan. The city economist Ted Egan acknowledges that market-rate housing will not get built at the levels "required" by the state, because developers and investors can not get the profit that is desired from these projects, stating the plan will only produce 8,500-14,600 units over the next 20 years. Affordable housing developers, however, are ready and willing to build housing. According to the city's 2024 Housing Inventory Report, affordable housing production accounted for 64% of all new housing production in 2024; as market-rate housing stalled because of lack of return on investment, affordable housing production continued.

If the city and state are really concerned about "building housing," the focus would be on building affordable housing. However, it is clear that the real desire is not simply to "build housing," but instead to provide the best scenario for private developers, investors, and

speculators to make money off of the real estate market in San Francisco.

We must focus on creating 100% affordable housing, protecting our neighborhoods that are composed of residents, small businesses, and neighborhood based organizations, and engaging in community based planning that focuses on the needs of the most vulnerable and marginalized.

Thank you,

David Woo
Community Development and Policy Coordinator
SOMA Pilipinas

--
David Woo
Community Development and Policy Coordinator
SOMA Pilipinas Cultural Heritage District

PILIPINAS

November 3, 2025

RE: Mayor Lurie's "Family Zoning Plan"

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We must focus on creating 100% affordable housing, protecting our neighborhoods that are composed of residents, small businesses, and neighborhood based organizations, and engaging in community based planning that focuses on the needs of the most vulnerable and marginalized.

Thank you,

David Woo
Community Development and Policy Coordinator
SOMA Pilipinas

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: The FZP - Stop Fighting Each Other Over Capacity. Fight the RHNA"s Illegality Instead. Adopt the Humane, Protective Chan, Chen, and Melgar Amendments
Date:	Monday, November 3, 2025 12:12:18 PM

Dear Supervisors,

Please see below communication regarding File Nos. 250700, 251071; 250701, 251072, 251073; 250966; and 251071.

File No. 250700: Zoning Map - Family Zoning Plan

File No. 251071: Zoning Map - Family Zoning Plan

File No. 250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 251072: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 251073: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 250966: General Plan Amendments - Family Zoning Plan

File No. 251071: Zoning Map - 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: lgpetty <lgpetty@juno.com>
Sent: Saturday, November 1, 2025 2:03 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Re: The FZP - Stop Fighting Each Other Over Capacity. Fight the RHNA's Illegality Instead. Adopt the Humane, Protective Chan, Chen, and Melgar Amendments

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

Dear Land Use Committee Members and all other Supervisors,

I urged in an October 17 email letter that the Board write its own zoning plan to include strong anti-displacement protections for tenants and small businesses, with a prioritized affordable housing funding & site plan.

Thank you, Supervisors Chan, Chen and Melgar, for attempting to inject decency into the FZP.

Thank you Supervisors Chan and Chen for recognizing that the concepts of compliance and capacity can only be met through a clear-eyed lens of San Francisco's actual needs. Not through the distorted view of those who would profit from unlimited removal and replacement of people and their homes with wealthy people and impossibly costly generic "units."

Capacity and compliance are currently based on a numerical fiction... the made-up structure of "State-Mandated RHNA numbers."

We must stop fighting each other in a futile race to rack up housing unit numbers we were never meant to achieve. RHNA's were designed to be impossibly high -- setting up the City to fail -- so that the State would have a rationale to remove all locally-determined regulations via a State-imposed "builders' remedy."

The RHNA's, even if created with good intentions, have been proven irrelevant by Covid impacts, tariff and construction cost inflation, and the loss of an investor-driven economy.

Let's stop chasing this non-existent RHNA capacity holy grail. Let's turn our efforts instead toward establishing the illegality of the RHNA numbers in court.

Let's stop being afraid.

Refine and strengthen tenant and small business protection Amendments for a revised FZP in the meantime. Create a better, uniquely San Francisco zoning plan that provides mostly affordable housing and does it without destroying ourselves and our City.

Thank you for your consideration.

Lorraine Petty

D2/5 senior, renter & voter
Affordable Housing Advocate
Seniors and Tenants Advocate
Member, SFTU & SDA

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Mchugh, Eileen (BOS); BOS-Operations; BOS Legislation, (BOS); Carroll, John (BOS)
Subject:	37 Letters regarding File Nos. 250700, 251071; 250701, 251072, 251073; 250966; and 251071 as of 11/3/25 12 noon
Date:	Monday, November 3, 2025 12:00:35 PM
Attachments:	37 letters.pdf

Hello,

Please see attached for 37 Letters regarding File Nos. 250700, 251071; 250701, 251072, 251073; 250966; and 251071.

File No. 250700: Zoning Map - Family Zoning Plan

File No. 251071: Zoning Map - Family Zoning Plan

File No. 250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 251072: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 251073: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 250966: General Plan Amendments - Family Zoning Plan

File No. 251071: Zoning Map - 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: denniseblum@everyactioncustom.com on behalf of Dennis Blum
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 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,

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 home as well as my rental unit on Union Street between Polk and Van Ness will be destroyed and put in nearly constant shadow and darkness by the proposed towering height of the adjacent properties.

Sincerely,
Dennis Blum
San Francisco, CA 94109

From: scoopfoggy@everyactioncustom.com on behalf of Shirley Fogarino
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 2:00:12 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,
Shirley Fogarino
San Francisco, CA 94123

From: sigimcc@everyactioncustom.com on behalf of Sigrid Bull-McCarthy
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 2:08:23 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,
Sigrid Bull-McCarthy
San Francisco, CA 94122

From: sigimcc@everyactioncustom.com on behalf of Sigrid Bull-McCarthy
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 2:08:57 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):

Sincerely,
Sigrid Bull-McCarthy
San Francisco, CA 94122

From: Ravit Shrivastav
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Thursday, October 30, 2025 3:30:11 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.

Ravit Shrivastav
ravitshrivastav@gmail.com
101 Rivoli Street
San Francisco, California 94117

From: soaring_leap@everyactioncustom.com on behalf of Lauren Meredith
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 3:50:06 PM

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

Dear Board of Supervisors,

If one of these monstrosities goes up next door to us, we'll definitely leave. I won't live in the shadow of a high rise. We honestly bought our home because of all the light and the beauty of looking out at Golden Gate Park. So, our two little gardens and our tree (we call him Barkleaf) will die that will be the end of that. It just won't be the nice quiet neighborhood we planned to live in forever. We're getting ready to retire soon and really hope the city won't force us out to make room for rich folks' condos.

As a resident of the Richmond near Fulton St, 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,
Lauren Meredith
San Francisco, CA 94121

From: Lori Milburn
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Thursday, October 30, 2025 4:36:43 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,
Lori Milburn

Lori Milburn
lbzmilburn@gmail.com
2395 24th Ave. Apt. 4
San Francisco, California 94116

From: soccercycle1@everyactioncustom.com on behalf of Mark Keith
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 6:35:17 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 Francisco person.,
As long as the affordable housing gets replaced it's ok. There's loads of free space by ccsf.

We call on you to:

- make the upcoming maps apparent and available for public viewing. People need to move in A fare amount of time. Keep doing a good job. Reviving market street will take some work. Don't drive out the poor responsible citizens. All those drugies have been the people that make the art you love so please some compassion. Not everyone has the tech skills to make it in computer software database world. The Loin knows it's time to mix it up and some of those 6 story buildings should have been 10 or higher. Don't forget to tell your mom you love her cuz she's old. Ok have a good day. It takes a lot of work for city that hits harder than its weight class. Keep the focus on the tourism that really separates it from other places, ooh and Sunday brunch.

Sincerely,
Mark Keith
San Francisco, CA 94108

From: yglaros@everyactioncustom.com on behalf of yvonne glaros
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 8:27:50 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,
yvonne glaros
San Francisco, CA 94109

From: askalice@everyactioncustom.com on behalf of Alice Polesky
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 10:59:15 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

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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,
Alice Polesky
San Francisco, CA 94107

From: emailamr@everyactioncustom.com on behalf of Ann Rubin
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Thursday, October 30, 2025 11:36:38 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.

We must avoid repeating the past with this new version of Urban Renewal.

Sincerely,
Ann Rubin
San Francisco, CA 94133

From: thealohaangel@everyactioncustom.com on behalf of Margo Goldman
To: Board of Supervisors (BOS)
Subject: Protect Our Neighborhoods — Reject Extreme Upzoning [Files: 250700, 250701, 250966]
Date: Friday, October 31, 2025 9:07:13 AM

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

Dear Board of Supervisors,

I have lived in San Francisco for 55 years. I have worked to keep as much as possible the San Francisco charm. It is sad and disturbing that Mayor Lurie's plan has come about. The destruction to neighborhoods, victorians, and other beautiful San Francisco structures are getting torn down to put up which horrible, cooky cutter high-rise buildings....What for....there are many other areas where you could put up housing and create another new area...but why in already beautiful neighborhoods that do not need to be changed or congested.
I voted for you Mayor Lurie..and I am sadden by the turn you are taking...PLEASE STOP THIS CONGESTIVE BUILDING MADDNESS!

Cut back on all this rezoning, take more time to plan this out.
Stop this devastating change to our culturally beautiful San Francisco...
We do not need such a gross amount of Cookie Cutter Luxury Buildings..
Stop ruining our wonderful neighborhoods..

Consider looking at spaces to develop where there is more land and less residential structures
There is all that land by the old shipyards...why not create a new neighborhood there...

Sincerely,
Margo Goldman
San Francisco, CA 94123

From: R. Zierikzee
To: BOS-Supervisors
Subject: Lurie's Redevelopment Plan Must Be Significantly Amended - We Deserve Real Affordability!
Date: Friday, October 31, 2025 10:42:30 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 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. Zierikzee
inor@earthlink.net
845 Euclid Ave Apt 4
San Francisco, California 94118

From:	Eric Brooks
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Friday, October 31, 2025 6:18:38 PM

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

Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' Ordinance and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing major greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and

corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural, and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Eric Brooks, Campaign Coordinator
Our City SF and San Francisco CEQA Defenders
415-756-8844

From: Ann Cabral
To: Board of Supervisors (BOS)
Subject: Upcoming "Family Housing Zones" measure proposed by Mayor Lurie
Date: Friday, October 31, 2025 6:34:06 PM

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

I am not likely to be able to attend this coming Monday, 11/ 3/25 Board meeting where it is my understanding there will be discussions about the proposed changes to zoning in our Sunset district, as well as other neighborhood districts. I cannot stand for long periods, or crowded areas.

It is not acceptable for many of us living in single family, or in R2 zones, to have larger unit buildings and increased height permitted, especially when it increases demand on our very aged infrastructure and traffic management cannot be adapted. Many corner lots already have 3 or more stories, or even 4-5 stories on inner Sunset transit lines. A proposal to increase heights even further, demolish our outer neighborhoods to become more commercially profitable is not why we bought here almost 30 years ago. Sunset has become more crowded and traffic noticeably increased just in the past decade, especially with the Great Highway issues now added. The State may be pressuring San Francisco to build, build, build more housing capacity but it cannot be at the expense of destroying our neighborhoods. Keep the housing increases on already major commercial areas where one expects it to be. Don't take away the special uniqueness of the outer districts. There are already efforts to increase housing capacity even with our single family properties where "in law" units can be created more easily. We are not a metropolis like Los Angeles, San Diego, etc, where there was space to expand, and we do not want to become a "Malibu" of the north along the Great Highway.

This type of proposal to increase housing density is just not acceptable.

Regards, Sunset resident & tax payer, Ann Cabral

Sent from my iPad

From:	Francesca Pastine
To:	Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff; Carroll, John (BOS)
Subject:	SF Supervisors Support Mayor Lurie"s Affordable Housing and SF Neighborhoods Plan
Date:	Friday, October 31, 2025 7:35:00 PM

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

Hello All,

As you may know, Mayor Lurie's *Family Housing Plan* will go before the Land Use & Transportation Committee this Monday, November 3, sometime after 2 p.m. I fully support this plan. It's time for San Francisco to take real steps toward building enough housing—especially in the low-density neighborhoods on the west side of the city.

While the City Economist, Ted Egan, recently noted that the plan alone will not meet the city's full housing mandates, it represents an essential step toward building the infrastructure we need for future growth.

Let's create a San Francisco where working-class families and future generations can afford to live and thrive.

Best,

Francesca Pastine

1183 Shotwell Street

415 596 5543

--
https://www.francescapastine.com/
www.pastineprojects.com
IN THE MAKE
http://francescapastine.blogspot.com
http://www.innermissionneighborhood.com
www.hillaryronenmission.com

Life is short
Art is long
Opportunity fleeting
Experience treacherous
Judgment difficult

Hippocrates 400 b.c.

From:	Magick Altman
To:	Board of Supervisors (BOS)
Subject:	Family Housing
Date:	Friday, October 31, 2025 8:28:32 PM

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

To whom in may concern, you can usually tell when something is against the people's interest when its called "Family planning". This is a scam to get quick approval of the destruction of our neighborhoods, affordable housing and protections for small businesses. North Beach is fine. LEAVE IT ALONE. There is purpose to the so=called red tape. To make sure the people win and not the developers, who could care less about our neighborhoods.
Stop this illegal and immoral action.
Be Leery of Lurie, Money doesn't talk it Swears.
Yours in Truth,
Magick Altman

From:	Todd
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Friday, October 31, 2025 8:38:28 PM

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

Dear Supervisors,

As a resident of San Francisco (District 2) and a stakeholder, I demand that you adopt a plan that prioritizes **affordable housing**!

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates.

Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators.

Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.

Thank you,
Todd Snyder
1941 Turk street Apt 4

From:	lgpetty
To:	Board of Supervisors (BOS); BOS-Legislative Aides; Carroll, John (BOS)
Subject:	Re: The FZP - Stop Fighting Each Other Over Capacity. Fight the RHNA"s Illegality Instead. Adopt the Humane, Protective Chan, Chen, and Melgar Amendments
Date:	Saturday, November 1, 2025 2:04:08 AM

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

Dear Land Use Committee Members and all other Supervisors,

I urged in an October 17 email letter that the Board write its own zoning plan to include strong anti-displacement protections for tenants and small businesses, with a prioritized affordable housing funding & site plan.

Thank you, Supervisors Chan, Chen and Melgar, for attempting to inject decency into the FZP.

Thank you Supervisors Chan and Chen for recognizing that the concepts of compliance and capacity can only be met through a clear-eyed lens of San Francisco's actual needs. Not through the distorted view of those who would profit from unlimited removal and replacement of people and their homes with wealthy people and impossibly costly generic "units."

Capacity and compliance are currently based on a numerical fiction... the made-up structure of "State-Mandated RHNA numbers."

We must stop fighting each other in a futile race to rack up housing unit numbers we were never meant to achieve. RHNA's were designed to be impossibly high -- setting up the City to fail -- so that the State would have a rationale to remove all locally-determined regulations via a State-imposed "builders' remedy."

The RHNA's, even if created with good intentions, have been proven irrelevant by Covid impacts, tariff and construction cost inflation, and the loss of an investor-driven economy.

Let's stop chasing this non-existent RHNA capacity holy grail. Let's turn our efforts instead toward establishing the illegality of the RHNA numbers in court.

Let's stop being afraid.

Refine and strengthen tenant and small business protection Amendments for a revised FZP in the meantime. Create a better, uniquely San Francisco zoning plan that provides mostly affordable housing and does it without destroying ourselves and our City.

Thank you for your consideration.

Lorraine Petty

D2/5 senior, renter & voter
Affordable Housing Advocate

Seniors and Tenants Advocate
Member, SFTU & SDA

From: Judi Gorski
To: Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chen, Connie (BOS); Wong, Frances (BOS); ChenStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Fariñas, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Busch, Percy (BOS); WaltonStaff (BOS); Chen, Chyanne (BOS); Engage, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosales, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Sauer, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Lauer, Samantha (BOS); MahmoodStaff; Safai, Danny (BOS); SafaiStaff; Andrews, Michelle (BOS); AndrewsStaff
Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm
Date: Saturday, November 1, 2025 10:01:00 AM

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

To:
John.Carroll@sfgov.org ; board.of.supervisors@sfgov.org ; Myrna.Melgar@sfgov.org ; Jen.Low@sfgov.org ; MelgarStaff@sfgov.org ; connie.chen@sfgov.org ; Frances.Wong@sfgov.org ; ChenStaff@sfgov.org ; rafael.mandelman@sfgov.org ; mandelmanstaff@sfgov.org ; Calvin.Ho@sfgov.org ; Jackie.Fielder@sfgov.org ; Jennifer.Farinas@sfgov.org ; FielderStaff@sfgov.org ; shamann.walton@sfgov.org ; Percy.Burch@sfgov.org ; waltonstaff@sfgov.org ; Chyanne.Chen@sfgov.org ; Jackie.Engage@sfgov.org ; ChenStaff@sfgov.org ; Stephen.Sherrill@sfgov.org ; Lorenzo.Rosales@sfgov.org ; SherrillStaff@sfgov.org ; matt.dorsey@sfgov.org ; Madison.Sauer@sfgov.org ; dorseystaff@sfgov.org ; Bilal.Mahmood@sfgov.org ; Sam.Lauer@sfgov.org ; MahmoodStaff@sfgov.org ; Danny.Safai@sfgov.org ; Michelle.Andrews@sfgov.org ; SafaiStaff@sfgov.org

From:
Judi Gorski, District 4; zip code 94116

Date: November 1, 2025

Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm

Dear Supervisors,

As a District 4 San Franciscan without representation on the Board of Supervisors, I am writing to ask you to strongly oppose Mayor Lurie's Family Upzoning Plan as it currently exists. As it is now written, the Plan incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

I speak for myself, my family, and many of my neighbors to respectfully ask you to:

- Require adequate infrastructure to be built PRIOR to building any additional housing
- Refuse to allow the use of *geo grouting to harden the earth and sand beneath proposed new housing building sites as it poisons our groundwater (See geo-grouting info at end of this email.)
- 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.

As currently written, this Plan clears the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices and the safety of the very communities they are supposed to represent.

Our far western District 4 does not have existing infrastructure to support these new high-rises, and infrastructure needs to be designed, funded and built first. Circumventing CEQA requirements in a rush to build jeopardizes our safety.

We still have three months to replace the Mayor's Plan with one that will work.

The City Economist recently released a report that shows the Mayor's Plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because **zoning changes do not produce new housing**. Therefore, it is imperative that you STOP seeking to negotiate mere amendments to the Family Zoning Plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible instead of building new units. New construction uses massive amounts of cement, wood and diesel construction equipment, releasing more greenhouse gas emissions.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. Instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan just moves the zoning rules around and does little to increase affordable housing. It increases instead the already bloated, gentrifying, luxury housing over-supply (now at 150%) while destroying San Francisco neighborhoods.

Let us not build more excess housing for the wealthy that will create more homelessness and is an environmentally destructive giveaway to corporate real estate speculators.

Please RELACE the text in this unacceptable corporate attack on San Francisco homeowners, tenants, and environmental, economic, cultural, and community integrity, with text that will truly produce housing and get State bureaucrats off of San Francisco's back.

Thank you,

Judi Gorski
SF District Resident 47 years , 94116

*CEQA requires that any project involving geo-grouting that requires a discretionary approval by a public agency undergo an environmental review process to identify and mitigate potential environmental impacts.

How geo-grouting can contaminate groundwater:

Toxic additives: Many chemical and cement-based grouts contain additives that can be toxic or carcinogenic and may leach into the surrounding groundwater.

Drilling and installation: The process of drilling holes for grouting can create pathways for surface contaminants to travel directly into aquifers, especially if the boreholes are not sealed properly.

Contaminant pathways: Grouting operations can create or worsen fractures in the ground, creating direct routes for contaminants to flow into groundwater sources.

Chemical reactions: The chemical reactions that occur during the hydration of cement-based grouts can alter the chemistry of the groundwater, potentially increasing dissolved solids and changing its overall characteristics.

Improper disposal: Improper disposal of grout waste can also lead to secondary contamination of soil and water.

From: Patrick Le
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Saturday, November 1, 2025 10:53:51 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. We need to just get this through the Land Use Committee and passed with minimal revisions/amendments as possible. The longer we wait, the longer we are in this affordability crisis that is causing San Francisco to lose thousands of people each year and make it harder for the citizens who live here to survive. Perfection is the enemy of good, and we need to make good progress.

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: Patrick Le
To: Board of Supervisors (BOS)
Subject: San Francisco Needs More Housing Options: Support Family Zoning Plan
Date: Saturday, November 1, 2025 10:55:40 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. We just need to stop messing around and get this passed with minimal amendments and revisions as possible. The longer we wait, the more people will leave SF. Perfection is the enemy of good and we just need to build more housing of all different stocks asap.

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.

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Patrick Le
patrickhle00@gmail.com
411 Eureka St
San Francisco, California 94114

From: Stephen Gorski
To: Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Shah, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Busch, Percy (BOS); WaltonStaff (BOS); Chen, Chanten (BOS); Dorsey, Matt (BOS); Mahmood, Bilal (BOS); Safai, Ahsha (BOS); Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm
Date: Saturday, November 1, 2025 12:52:53 PM

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

To:
john.Carroll@sfgov.org , board.of.supervisors@sfgov.org , Myrna.Melgar@sfgov.org , Jen.Low@sfgov.org , MelgarStaff@sfgov.org , connie.chan@sfgov.org , Frances.Shah@sfgov.org , ChanStaff@sfgov.org , rafael.mandelman@sfgov.org , mandelmanstaff@sfgov.org , Calvin.Ho@sfgov.org , jackie.Fielder@sfgov.org , jennifer.ferrigno@sfgov.org , fielderstaff@sfgov.org , shamann.walton@sfgov.org , Percy.Busch@sfgov.org , waltonstaff@sfgov.org , Chanten.Chen@sfgov.org , jackie.fraser@sfgov.org , ChenStaff@sfgov.org , Stephen.Sherrill@sfgov.org , ionatan.Rosas@sfgov.org , SherrillStaff@sfgov.org , matt.dorsey@sfgov.org , Madison.Tam@sfgov.org , dorseystaff@sfgov.org , bilal.Mahmood@sfgov.org , ahsa.safai@sfgov.org , MahmoodStaff@sfgov.org , Danny.Sauter@sfgov.org , Michelle.Andrews@sfgov.org , SauterStaff@sfgov.org

From:
Stephen J. Gorski, District 4, zip code 94116

Date: November 1, 2025

Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm

Dear Supervisors,

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I speak for myself, my family, and many of my neighbors to respectfully ask you to:

- Require adequate infrastructure to be built PRIOR to building any additional housing
- Refuse to allow the use of *geo grouting to harden the earth and sand beneath proposed new housing building sites as it poisons our groundwater(See geo-grouting info at end of this email.)
- Request a postponement of the arbitrary January 2026 upzoning deadline

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Our far western District 4 does not have existing infrastructure to support these new high-rises, and infrastructure needs to be designed, funded and built first. Circumventing CEQA requirements in a rush to build jeopardizes our safety.

We still have three months to replace the Mayor's Plan with one that will work.
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1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible instead of building new units. New construction uses massive amounts of cement, wood and diesel construction equipment, releasing more greenhouse gas emissions.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. Instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan just moves the zoning rules around and does little to increase affordable housing. It increases instead the already bloated, gentrifying, luxury housing over-supply (now at 150%) while destroying San Francisco neighborhoods.

Let us not build more excess housing for the wealthy that will create more homelessness and is an environmentally destructive giveaway to corporate real estate speculators.

Please RELACE the text in this unacceptable corporate attack on San Francisco homeowners, tenants, and environmental, economic, cultural, and community integrity, with text that will truly produce housing and get State bureaucrats off of San Francisco's back.

Thank you,

Stephen J. Gorski, Esq.
SF District Resident 47 years , 94116

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- Chemical reactions: The chemical reactions that occur during the hydration of cement-based grouts can alter the chemistry of the groundwater, potentially increasing dissolved solids and changing its overall characteristics.
- Improper disposal: Improper disposal of grout waste can also lead to secondary contamination of soil and water.

Sent from my iPad

From:	Stardust Doherty
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff; Stardust
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Saturday, November 1, 2025 1:42:02 PM

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

Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

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3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more

homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Stardust Doherty
SF 94110

From:	Elliot Helman
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Saturday, November 1, 2025 2:48:56 PM

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Thank you,

Elliot Helman
Mission Bay SF 94158

From:	David Romano
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: Please vote no on Mayor Lurie"s Family Zoning Plan and replace It with a Real Affordable Housing Plan
Date:	Saturday, November 1, 2025 4:05:29 PM

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

Dear Supervisors, et al:

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Thank you,

David Romano
San Francsico CA

From:	Dave Rhody
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Real Affordable Housing Plan - File #250701
Date:	Sunday, November 2, 2025 1:20:00 PM

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

Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

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- Instead of Lurie's plan which simply moves zoning rules around like deck chairs on the Titanic, we need to focus on making those units available at affordable rents, and showing the State a solid plan to do so.

You need to stop negotiating mere amendments to the 'Family Zoning' plan and replace it with text that will:

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- Thank you,
Dave Rhody

SF Policy Co-Chair
Climate Reality Project

From:	Carolyn Kenady
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Cc:	<board@doloresheights.org>
Subject:	Oppose Mayor"s Upzoning Plan - File #250701
Date:	Sunday, November 2, 2025 4:05:57 PM

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

To the members of the Board of Supervisors -

I am Carolyn Kenady, chair of the Dolores Heights Improvement Club (DHIC) in District 8. We oppose this Upzoning Plan and urge you to amend it to address the issues below.

DHIC opposes this strategy to upzone hundreds of thousands of SF properties because it's:

- Overkill: To meet its housing mandate, San Francisco only needs to approve 36,200 additional projects by 2032. Blanket upzoning allows demolition of existing housing - which is our most affordable housing

- Doesn't produce enough affordable units: 80% of the projects needed to reach this 36K goal must be affordable housing. The affordable requirements and subsidies provided by the proposed program won't produce the required 29k affordable units.

- Not increase market production or reduce housing costs: Per SF Planning's own feasibility study, only slightly improved economic assumptions, will developers undertake market-rate multi-unit projects (1-2 BR, avg $4600 monthly.) The City Economist's impact analysis shows very little impact on rents or prices for housing. (see pages 34 - 63 of SF Planning memo to SF Planning Commissioners, dated June 26, 2025 and the City Economist's Report, page 21, October 2025)

- Displacing tenant and small businesses: in my neighborhood shopping districts - Church & 24th Streets and the Castro NCDs are proposed for 65 foot heights. Most renters and small local businesses displaced by new construction won't be able to afford the new rents. Our small local businesses that attract shoppers and tourists to our neighborhoods will be driven out.

This plan caters to developers. It does not align with our City's housing needs: keeping existing housing – our most affordable resource, preserving the historic and cultural

resources enjoyed by visitors and residents alike, and being more strategic about where to add height vs. blanket zoning large areas of our City. Please revise this plan to protect our key resources, add sufficient affordability, and use height strategically. Thank you.

Carolyn

Carolyn Kenady
carolynkenady@gmail.com
408-218-3115
http://www.linkedin.com/in/ckenady

From:	Nick Ferris
To:	Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS)
Cc:	Chan, Connie (BOS); Carroll, John (BOS); Board of Supervisors (BOS)
Subject:	COMMENTS ON PROPOSED FAMILY ZONING PLAN Amendments in File Nos. 251071, 251072, and 251073
Date:	Monday, November 3, 2025 7:22:43 AM
Attachments:	THD Land Use Transportation Upzoning Plan 11.3.pdf

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

Dear Chair Melgar and Members of the Committee,

Telegraph Hill Dwellers (THD) continues to oppose the Mayor's proposed Family Zoning Plan ("Upzoning Plan"). As set forth below, we urge the Committee and Board of Supervisors to reverse the last-minute inclusion of Telegraph Hill, North Beach, and the Northern Waterfront in the Upzoning Plan. Further, we implore you to amend the Upzoning Plan to prevent the displacement of tenants and small businesses, and to provide for a real plan for development of the affordable housing we so desperately need by approving amendments related legisnation offered by Supervisors Chan and Chen.

1. Remove North Beach, Telegraph Hill, and the Northern Waterfront from the Upzoning Plan.

THD continues to strongly oppose the late inclusion in the Upzoning Plan of major portions of Telegraph Hill, North Beach, and the Northern Waterfront, areas that were not included in the 2022 Adopted Housing Element ("2022 Housing Element") nor considered in the Final Environmental Impact Report (FEIR). These areas were not considered for inclusion in the Housing Element because they are one of the densest neighborhoods in San Francisco, with roughly 82% of our residents currently living in existing pre-1979 multi-family, rent-controlled buildings housing our City's workforce and seniors, including a large immigrant Asian population. Based on the City's profiles of neighborhoods in San Francisco, there are 37,156 people per square mile in North Beach as compared to 17,325 people per square mile in San Francisco. The Planning Department's own data shows that rent-controlled buildings in District 3 (built before 1979 with 2+ units, excluding condos) represent approximately 32,340 individual units, 13,983 of which are located in the current version of the Upzoning Plan. In other words, the tenants occupying 13,983 units will be subject to potential eviction and displacement.

And, although the Housing Element and FEIR assumed that the Northeast Planning District would provide net new housing units of only 800 units by 2050, the Upzoning Plan suddenly increased that figure to 5,900 units, a stunning 650% increase. The height and density increases represented by this increase will significantly impact existing tenants, small businesses, historic resources, parks and open spaces, and the diverse culture of District 3.

2. Support for Supervisors Chan's and Chen's Proposed Amendments:

Although we continue to oppose the Upzoning Plan, we appreciate Supervisor Chan and Chen's leadership in introducing critical amendments to strengthen tenant protections, prioritize affordable housing, support small businesses, and create real family-sized housing.

We urge this Committee to move these amendments forward, including those that follow:

(a) Exclude all historic resources, including local historic districts and those eligible for the California and National Registers. from the Upzoning Plan (File No. 251073).

(b) Exclude from the Upzoning Plan all development that would demolish, remove, or convert to another use any existing dwelling unit(s) or residential flat, including rent-controlled units.

(c) Remove areas within the Planning Equity Geography Special Use District ("PEG SUD") from the Upzoning Plan consistent with the 2022 Housing Element (File No. 251071)

(d) Remove areas in the Coastal Zone from the Upzoning Plan (File No. 251071)

(e) Adopt a Progress Requirement or "shot clock" for obtaining a building permit within a time certain of project approval (File No. 251073)

(f) Require inclusionary housing to be located nearby within ½ mile of the development (File No. 251073).

(g) Eliminate form-based density from Neighborhood Commercial Districts and ROTCs because we want family housing not dorm rooms (File No. 251073).

3. THD Urges Supervisor Melgar to Protect All Rent-Controlled Housing

We appreciate Supervisor Melgar's amendment removing rent controlled housing with three or more units but urge her to expand this amendment to exclude all rent-controlled housing with two or more units, not just three or more.

4. Support for Supervisor Chan's Legacy Business Controls

THD joins with Small Business Forward to support Supervisor Chan's legislation to extend the requirement for a Conditional Use Authorization for sites where a Legacy Business has been displaced. In absence of having any other tools available or financial resources to support the successful relocation of a Legacy Business within the community, the Conditional Use is an imperfect but necessary mechanism to discourage displacement of Legacy Businesses in the first place. That is why Small Business Forward supports that the extension of the CU legislation until other more effective protection measures are in place, such as commercial rent control, the right of return, and adequate relocation assistance.

5. Create an Affordable Housing Special Use District and Funding Strategy.

We join with REP-SF and the Council of Community Housing Organizations to demand that the SFMTA-SUD be revised to provide that these publicly owned parcels be developed for 100% affordable and social housing. Under San Francisco's state-approved Housing Element, as mandated by the state, 57% of the 36,200 new housing units proposed to be developed under the Upzoning Plan—more than 20,000 units—must be affordable to low- and very-low-income households. Yet the Upzoning Plan has no funding strategy or realistic plan to produce those affordable homes. It risks satisfying Sacramento's procedural checklist while abandoning the substance of the law: to build housing for the people who need it most.

* * * * * * * *

In conclusion, THD believes that the Upzoning Plan, as proposed, threatens tenants and small businesses, pits neighborhoods against each other, and disregards decades of community-based policymaking that has built San Francisco into a resilient, vibrant city through a network of strong neighborhoods.

The proposed amendments from Supervisors Chan and Chen address these concerns by focusing on protecting tenants and rent-controlled housing citywide, supporting small businesses, and prioritizing the development of affordable housing. We urge this Committee to move these critical elements forward.

Finally, we urge this Committee to recommend that Telegraph Hill, North Beach, and the Northern Waterfront be removed from the Upzoning Plan consistent with the 2022 Housing Element adopted by the Board of Supervisors and approved by HCD.

Sincerely,
Nick Ferris, *President*
Telegraph Hill Dwellers

November 3, 2025
Via Email

Myrna Melgar, Chair - *Myrna.Melgar@sfgov.org*

Chyanne Chen, Vice-Chair - *Chyanne.Chen@sfgov.org*

Bilal Mahmood, Member - *Bilal.Mahmood@sfgov.org*
Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: COMMENTS ON PROPOSED FAMILY ZONING PLAN
Amendments in File Nos. 251071, 251072, and 251073

Dear Chair Melgar and Members of the Committee,

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[1] https://www.city-data.com/neighborhood/North-Beach-San-Francisco-CA.html

And, although the Housing Element and FEIR assumed that the Northeast Planning District would provide net new housing units of only *800 units* by 2050, the Upzoning Plan suddenly increased that figure to *5,900 units*, a stunning *650% increase*. The height and density increases represented by this increase will significantly impact existing tenants, small businesses, historic resources, parks and open spaces, and the diverse culture of District 3.

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* * * * * * * *

In conclusion, THD believes that the Upzoning Plan, as proposed, threatens tenants and small businesses, pits neighborhoods against each other, and disregards decades of community-based policymaking that has built San Francisco into a resilient, vibrant city through a network of strong neighborhoods.

The proposed amendments from Supervisors Chan and Chen address these concerns by focusing on protecting tenants and rent-controlled housing citywide, supporting small businesses, and prioritizing the development of affordable housing. We urge this Committee to move these critical elements forward.

Finally, we urge this Committee to recommend that Telegraph Hill, North Beach, and the Northern Waterfront be removed from the Upzoning Plan consistent with the 2022 Housing Element adopted by the Board of Supervisors and approved by HCD.

Sincerely,

Nick Ferris, President

ccs: Supervisor Connie Chan – *connie.chan@sfgov.org*
Clerk John Carroll - *John.Carroll@sfgov.org*
Members, San Francisco Board of Supervisors - *Board.of.Supervisors@sfgov.org*

From:	aeboken
To:	BOS-Supervisors; BOS-Legislative Aides
Subject:	Strongly OPPOSING Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #6 [General Plan Amendments - Family Zoning Plan] File #250966
Date:	Monday, November 3, 2025 8:13:34 AM

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

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

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

RE: Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #6
[General Plan Amendments - Family Zoning Plan] File #250966

Position: Strongly OPPOSING

To the Mayor and the Board of Supervisors, we didn't elect you to play the part of victims.

You tell us to swallow the poison pill and support the upzoning because the only other option is for the State and Builders Remedy to take over our planning process.

Are you unwilling to sue the State or fight back if the State attempts a hostile takeover of our planning process?

If you were willing to call out the proposed hostile takeover by the National Guard, then this should also be on the table.

Don't say you're going to come back next year and review the current proposed upzoning with the possibility of down zoning.

SB330 (Skinner) (2019) expressly prohibits down zoning.

And finally, the Planning Department has acknowledged that the upzoning maps don't include Special Use Districts (SUD).

In District 4, the SUD is defined in BOS File #230808.

It allows the upzoning of corner lots as well as the lot merger of up to three lots on either side of that corner lot.

An example would be the Gus's Market project at 3701 Noriega.

This is the poster child for gentrification in District 4.

The apartments are all market rate.

The amenities include an onsite fitness center and rooftop lounge.

There is onsite parking for the market but not for the apartments.

The Gus's market is high end.

The massive four story building towers over other structures.

It has no step down to transition to lower heights buildings surrounding it.

###

Sent from my Verizon, Samsung Galaxy smartphone

From: aeboken
To: BOS-Supervisors; BOS-Legislative Aides
Subject: Strongly OPPOSING Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #7 [Zoning Map - Family Zoning Plan] File #250700
Date: Monday, November 3, 2025 8:17:50 AM

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

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

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

RE: Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #7 [Zoning Map - Family Zoning Plan] File #250700

Position: Strongly OPPOSING

The Planning Department has stated that it has learned from the mistakes it made in the past in redevelopment.

For the proposed upzoning on the Westside, in general, and the Coastal Zone, in particular, the past mistakes of redevelopment seem to be playing out once again.

The Lurie plan focuses upzoning heavily on the Westside including the Coastal Zone.

In two meetings on the Westside, the Mayor has stated that the current amendments should be approved to meet the HCD deadline and can be revisited next year.

The Planning Department staff at one Westside meeting even went so far as to state that down zoning next year would be possible.

This contradicts SB330 (Skinner) (2019) which expressly prohibits down zoning.

The Family Zoning Plan even contradicts itself with family zoning which are larger units and density decontrol which are smaller units.

In proposed ordinance 250700, the following text is potentially problematic:

- Page 7 lines 14 - 22 regarding Local Coastal Program (LCP) rezoning height and bulk to R-4 and RTO-C.

- Page 11 lines 7 - 17 LCP Height Maps HT01 - HT13.

- Page 13 lines 11 - 16. Housing Choice SF (HC-SF)

- Page 15 lines 5 - 7 HC-SF

- Page 17 lines 20 - 22 HC-SF

- Page 20 lines 1 - 4 LCP Zoning Use District Map ZN13 & Height and Bulk District Map HT13.

- Page 21 lines 4 - 5 "All properties in the Coastal Zone are in the new Height and Bulk District R-4".

Are these amendments designed to change Ocean Beach into Miami Beach?

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	aeboken
To:	BOS-Supervisors; BOS-Legislative Aides
Subject:	Strongly OPPOSING Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #9 [Planning, Business and Tax Regulations - Family Zoning Plan] File #250701
Date:	Monday, November 3, 2025 8:22:25 AM

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

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

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

RE: Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #9 [Planning, Business and Tax Regulations - Family Zoning Plan] File #250701

Position: Strongly OPPOSING

SB828 (Wiener) (session 2017 - 2018) has caused the current housing numbers required by the State to more than double for San Francisco.

The Embarcadero Institute analysis states that the housing numbers required by the State (Regional Housing Needs Allocation aka RHNA) for all municipalities skyrocketed in part because of requirements in SB828 (Wiener).

SB828 (Wiener) added in new overcrowding and cost burdening numbers even though these numbers were already in the Department of Finance numbers which the DofF provides to the Department of Housing and Community Development for RHNA.

This results in double counting.

SB828 (Wiener) also used an incorrect vacancy rate as it failed to differentiate between vacancy rates for rental and homeowner housing units.

It uses only the higher rate for rentals when calculating vacancy rates for both rental and homeowner housing unit.

This also results in overcounting.

Even though Scott Wiener is aware of these issues with SB828, he hasn't introduced any "clean-up" bills.

The State Department of Housing and Community Development (HCD) allocated 441,000 housing units for the current RHNA cycle #6 to the Association of Bay Area Governments (ABAG).

ABAG could have appealed this number to HCD as being too high but chose not to.

ABAG created a methodology to allocate RHNA numbers to the different Bay Area municipalities.

ABAG allocated 82,000 units to San Francisco.

San Francisco could have appealed this number to ABAG as being too high but chose not to.

San Francisco has about 10% of the Bay Area's population but was allocated about 18% of the region's RHNA housing units.

This alone should have been justification for the City to appeal to ABAG.

Since San Francisco is a charter city, why isn't the City suing the state?

Other municipalities in SoCal have successfully sued the State over SB9 (Atkins) (session 2021-2022).

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	aeboken
To:	BOS-Supervisors; BOS-Legislative Aides
Subject:	Strongly OPPOSING Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #11 [Local Coastal Program - Family Zoning Plan] File #250985
Date:	Monday, November 3, 2025 8:27:44 AM

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

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

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

RE: Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #11
[Local Coastal Program - Family Zoning Plan] File #250985

Position: Strongly OPPOSING

The City could place itself in legal jeopardy by transmitting the proposed Local Coastal Program amendments to the Coastal Commission.

The citation of the California Public Resources Code is incorrect notably California Public Resources Code 30604 (g).

San Francisco has no authority to amend the California Public Resources Code through what appears to be an intentionally incorrect citation.

By default, the California Public Resources Code issue makes the proposed Local Coastal Program amendments inconsistent with the Coastal Act.

The Planning Department hasn't had staff knowledgeable in the Coastal Act since 2018.

Therefore, the revisions to the City's Local Coastal Program have been questionable.

The Planning Commission, Board of Supervisors and Board of Appeals also lack expertise in the Coastal Act.

As currently drafted, the proposed Local Coastal Program amendments are inconsistent with the General Plan and its 8 priority policies.

All of these issues would result in the Local Coastal Program being bastardized as well as changing Ocean Beach into Miami Beach.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	aeboken
To:	BOS-Supervisors; BOS-Legislative Aides
Subject:	Strongly OPPOSING Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #11 [Local Coastal Program - Family Zoning Plan] File #250985
Date:	Monday, November 3, 2025 8:27:44 AM

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

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

RE: Land Use and Transportation Committee Meeting November 3, 2025 Agenda Item #11
[Local Coastal Program - Family Zoning Plan] File #250985

Position: Strongly OPPOSING

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All of these issues would result in the Local Coastal Program being bastardized as well as changing Ocean Beach into Miami Beach.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	Erica Zweig
To:	Connie Chan; ChanStaff (BOS); Chen, Chyanne (BOS); Melgar, Myrna (BOS); MahmoodStaff; Mahmood, Bilal (BOS); Lurie, Daniel (MYR)
Cc:	Board of Supervisors (BOS); Carroll, John (BOS)
Subject:	11/3 D4ward Position "Family" Housing plan
Date:	Monday, November 3, 2025 10:24:30 AM
Attachments:	D4ward letter on upzoning.pdf

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

Sent from AT&T Yahoo Mail on Android

D4ward is a grassroots network of Sunset District neighbors working to keep our community a place where regular people can afford to live, thrive, and have a real say in what happens here. We support affordable housing, stand up to big-money influence in San Francisco politics, protect workers, defend our coastline, and fight for community needs over corporate interests.

We are deeply concerned that, due to the delay in appointing a new District 4 Supervisor, our district is now being upzoned **without representation** on the current Board of Supervisors. Proceeding with this legislation under these circumstances amounts to **government without representation**. The Board should **postpone all hearings and votes on District 4 zoning changes until a new Supervisor is seated.**

D4ward's Key Positions and Priorities

In general, D4ward supports the **amendments proposed by Supervisors Connie Chan and Chyanne Chen** at the first Land Use and Transportation Committee hearing on the Mayor's upzoning plan. We urge the Board to incorporate these changes to protect affordability, safety, and neighborhood integrity.

Our specific priorities are:

1. Accelerate downtown office-to-housing conversions.
Before targeting stable, working-class neighborhoods like ours for massive rezoning, the City must aggressively pursue the conversion of empty downtown office buildings into housing.

2. Protect small businesses and tenants in District 4.
Under the Mayor's plan, our unique small businesses would become targets for demolition along all commercial corridors. We strongly support the **Race and Equity in All Planning Coalition (REP-SF)** and Supervisor Chan's **Tenant Protection Ordinance** to safeguard both tenants and neighborhood-serving businesses.

3. Eliminate in-lieu fees.
Developers must not be allowed to "fee out" of affordable housing requirements. In-lieu fees only produce delayed, off-site projects and create enclaves of market-rate luxury housing.

4. Dedicate all suitable public land for 100% affordable housing.
All appropriate public land—excluding parks and open space—should be reserved for **100% affordable housing** serving a full range of incomes, from middle-income working families to deeply affordable and supportive housing.

5. Preserve the Coastal Zone.
No land should be removed from the existing Coastal Zone boundaries. Coastal protections are essential for public safety, environmental resilience, and equity.

6. Prohibit upzoning in the Tsunami Zone.
It is reckless to increase building heights or density in areas at high risk of tsunami inundation. The City must also repair and reactivate the local tsunami warning system.

7. Ensure fire safety before allowing large-scale development.
No significant new upzoning should take effect until a secure **emergency firefighting water system** is installed in the Sunset and Parkside Districts, which are already vulnerable to wildfire and earthquake-related fires.

8. Protect historic and culturally significant buildings.
All **Category A and A-eligible historic buildings and districts** should be exempted from upzoning. District 4's mid-century homes and civic buildings reflect our community's unique cultural heritage and deserve preservation.

9. Prevent excessive height near parks and schools.
Properties bordering the southern edges of our parks and schools should not be upzoned for additional height. Casting shadows on open spaces and classrooms undermines the very "well-resourced" character the City claims to value.

Erica Zweig
Corresponding Secretary

From:	James Lloyd
To:	Chen, Lisa (CPC); Board of Supervisors (BOS); Board of Supervisors (BOS); BOS-Supervisors; ChanStaff (BOS); ChenStaff; DorseyStaff (BOS); Fielder, Jackie (BOS); MahmoodStaff; MandelmanStaff (BOS); MelgarStaff (BOS); SauterStaff; SherrillStaff; Walton, Shamann (BOS)
Cc:	Carroll, John (BOS); Dennis Phillips, Sarah (CPC); Cityattorney
Subject:	Re: public comment re items 6-11 for today"s Land Use Committee meeting
Date:	Monday, November 3, 2025 11:40:14 AM
Attachments:	San Francisco - Housing Choice SF Letter - BoS Land Use Committee 2025.11.03.pdf

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

Please disregard the previous message.

Dear San Francisco Board of Supervisors,

The California Housing Defense Fund submits the attached public comment for today's Land Use and Transportation Committee meeting regarding the Family Zoning plan, agendized as items 6 through 11.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - https://calhdf.org/donate/

On Mon, Nov 3, 2025 at 11:35 AM James Lloyd <james@calhdf.org> wrote:

> Dear San Francisco City Council,
>
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> James M. Lloyd
> Director of Planning and Investigations
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Nov 3, 2025

San Francisco Board of Supervisors
49 South Van Ness Avenue
San Francisco, CA 94103

Re: Housing Element Implementation

By email: Lisa.chen@sfgov.org, Board.of.Supervisors@sfgov.org, bos@sfgov.org, bos-supervisors@sfgov.org, ChanStaff@sfgov.org, ChenStaff@sfgov.org, DorseyStaff@sfgov.org, Jackie.Fielder@sfgov.org, MahmoodStaff@sfgov.org, MandelmanStaff@sfgov.org, MelgarStaff@sfgov.org, SauterStaff@sfgov.org, SherrillStaff@sfgov.org, Shamann.Walton@sfgov.org

Cc: john.carroll@sfgov.org; sarah.dennis-phillips@sfgov.org; cityattorney@sfcityatty.org

Dear San Francisco Board of Supervisors,

The California Housing Defense Fund ("CalHDF") writes in advance of the Land Use and Transportation Committee meeting scheduled for November 3, 2025 at 1:30pm. CalHDF writes to warn the Committee, as well as the larger Board, that certain elements of the proposed Housing Choice-San Francisco ("HCSF") plan – which is, in turn, part of the overall Family Zoning Plan – violate state law. The HCSF program, in its current form, would explicitly forbid the application of state housing laws and/or require housing project applicants to waive protections they and their projects are entitled to under state law. The City, however, lacks authority to enact a program with these restrictions.

If the City does not obey the law, CalHDF will challenge the City in court. Such a lawsuit would expose the City to penalties for failure to comply with housing element law. The City would also be ordered to grant development applicants access to *both* the HCSF program *and* state laws, including the Statewide Density Bonus Law (the "SDBL"). CalHDF urges the City to avoid such needless litigation and instead comply with the law in the first instance. The City should drop the HCSF program's effort to carve itself out of the SDBL and other state laws.

//

State Law Limits Certain Aspects of the Proposed Housing Choice–San Francisco Bonus Program

The proposed HCSF bonus program provides additional residential zoning capacity for projects that meet certain criteria. Overall, this is good. However, one of the HCSF eligibility criteria poses a problem: the requirement, found in section 206.10(b)(5), that an HCSF project "not receive any density or development bonuses or relief from applicable Planning Code standards in any other State or local law or program." This requirement is unenforceable to the extent it pertains to state law, and, should it be enacted, developers will have the option to ignore it.

This is for four reasons. First, the City "cannot choose to forgo application of land use policies imposed by the Legislature." (*Ailanto Properties, Inc. v. City of Half Moon Bay* (2006) 142 Cal.App.4th 572, 595.) Second, just as the City cannot waive state law's application, project applicants cannot waive protections to which they are entitled under state law, since those protections are designed to serve the public interest. (See Civ. Code, § 3513 ["a law established for a public reason cannot be contravened by a private agreement"].) Third, the SDBL includes explicit rules for local density bonus programs: such programs must build on, rather than supplant, the SDBL. Finally, even if the first three points are ignored, the SDBL allows project applicants to waive the HCSF eligibility requirement forbidding the use of state bonuses. (Gov. Code, § 65915, subd. (e).) Legal interpretations from the California Department of Housing and Community Development ("HCD"), the state agency charged with interpreting and enforcing state housing law, support these conclusions.

Background

State law contains many provisions that grant rights and protections to proposed housing developments and applications for proposed housing developments. These include AB 2011, codified at Government Code section 65912.100 et seq., the SDBL, codified at Government Code section 65915 et seq., SB 35, codified at Government Code section 65913.4, and more besides. These laws accomplish a variety of pro-housing policies by, among other things, allowing proposed housing developments that meet certain criteria (such as the inclusion of affordable units) to reduce or avoid local zoning and other land use restrictions. In some cases, whether a project is eligible for state law protections and the extent to which it may reduce or avoid local rules depends on the generosity of the local zoning code. For example, the SDBL calculates density bonuses using a "base density," defined as "the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan." (Gov. Code, § 65915, subd. (o)(6).)

The proposed HCSF program expands the San Francisco zoning code's accommodation for denser housing in much of the City. The aforementioned state laws then further expand the allowed range of housing projects, providing for even greater density and even more

forgiving standards for projects. But there is a catch: the HCSF program attempts to forestall these state laws, in section 206.10(b)(5). If not for proposed section 206.10(b)(5), housing project applicants would be able to propose projects under the HCSF rules and avail themselves of the full range of state law protections. Thus, the critical question is: does proposed section 206.10(b)(5) have any legal effect? As explained below, the answer is no. Developers may use both the HCSF rules and any state law bonuses or protections that apply.

The City Cannot Forgo the Application of State Law

State law preempts local law. (Cal. Const., art. XI, § 7.) This is a foundational constitutional principle, and it is no less true in the land use context than anywhere else. As a corollary to this principle, local governments "cannot choose to forgo application of land use policies imposed by the Legislature." (*Ailanto Properties*, *supra*, 142 Cal.App.4th at 595.) Proposed section 206.10(b)(5), however, attempts to do exactly that: it states, in effect, that state land use laws do not apply to projects proceeding under the HCSF program. The City is careful to word the section to dance around the point, perhaps in recognition of the legal consequences, but the section's intended purpose is unmistakably to "forgo application of land use policies imposed by the Legislature," as caselaw and the California constitution forbid. (*Ibid.*)

As explained above, numerous state laws – particularly the SDBL – grant certain housing projects legal protections. None of these state laws allows local governments to circumvent or opt out of these rules. The attempt to do so, in section 206.10(b)(5) of the proposed HCSF program, does not pass legal muster, and project applicants will be entitled to ignore it.

Project Applicants Cannot Waive State Law Protections to Which They Are Entitled

Just as the City cannot waive the application state land use and housing laws, neither can developers. "[A] law established for a public reason cannot be contravened by a private agreement." (Civ. Code, § 3513.) In other words, if a law is designed to accomplish a public benefit (possibly in addition to private benefits), the law's provisions cannot be waived. (See, e.g., *County of Riverside v. Superior Court* (2000) 86 Cal.App.4th 211, 220 [holding employment protections for public safety officers, although they benefitted individual officers, also served a broader public purpose and could not be waived].) The legislature has made clear that pro-housing laws serve the broader public interest.[1] (See, e.g., Gov. Code, §§ 65915, subd. (u); 65913.4, subd. (u); 65582.1; Stats. 2024, ch. 294, § 1; Stats. 2023, ch. 783, § 1.) The legislative history for these laws, moreover, confirms they are intended to serve the public by

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Two additional reasons prevent project applicants from waiving their right to pursue state law protections.

First, as with all legal waivers, such a waiver must be voluntary. (*Harvey v. County of Kern* (1930) 107 Cal.App. 590, 597.) As currently framed, the HCSF program does not ask project applicants to voluntarily waive their state law rights. It instead makes waiver *mandatory* for any project applicant. No waiver can occur through such an ultimatum; to the extent that the issue is unclear, moreover, the ambiguity resolves against the existence of a waiver. (See *Perini v. Perini* (1964), 225 Cal.App.2d 399.)

Second, waiver requires "an abandonment of a right that could be enforced or a privilege that could be exercised." (*Estate of Goyette* (1971) 14 Cal.App.3d 224, 232 [internal citations omitted].) Thus, for an applicant to be able to waive the application of state law to an HCSF project, it must be the case that the applicant could, absent the waiver, enforce the application of the relevant state law. And it must be the case, from there, that the applicant could choose *not* to waive their rights and instead apply state law protections and bonuses to their project. In this way, the City faces a catch-22, and however it resolves the dilemma, developers will be able to use both the HCSF program and state law.

<u>The State Density Bonus Law Creates Narrow Guidelines for Local Bonus Programs, Which the HCSF Program Does Not Obey</u>

The SDBL does allow local governments to implement local bonus programs. It includes strict rules for such programs, however, which the proposed HCSF program does not meet. Local bonus programs must add to, rather than supplant, the SDBL. Government Code section 65915, subdivision (n), states: "nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus *greater than* what is described in this section for a development that meets the requirements of this section" (emphasis added). By negative implication, local governments are forbidden from offering density bonuses that do not incorporate, at minimum, the bonuses allowed by the SDBL. Local bonus programs must add to the SDBL; they cannot displace it in favor of an entirely separate density bonus scheme. As described above, moreover, preemption principles prevent local governments from evading the SDBL, and this language in the SDBL confirms that outcome.

The SDBL includes stronger language too. Government Code section 65917 states:

> In enacting this chapter it is the intent of the Legislature that the density bonus or other incentives offered by the city, county, or city and county pursuant to this chapter shall contribute significantly to the economic feasibility of lower income housing in proposed housing developments. **In the absence of an agreement by a developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.**

(Emphasis added.) In other words, if San Francisco wishes to offer a density bonus to developers, it must first allow them any protections they are entitled to under the SDBL. Only then can it offer a local bonus program. The law establishes a clear baseline: project applicants may avail themselves of any bonuses and benefits they are entitled to under the SDBL, and further local bonuses and benefits must come on top of the SDBL.

These rules are especially important in San Francisco. HCD has found that the SDBL is "critical" for developers navigating San Francisco's complex zoning rules and extensive procedural hurdles. (See "Examining Local Law, Policy, and Planning Practice on Development in San Francisco Using CALES," O'Neill et al., pp. 38-39 (available here).) In some cases, HCD has issued Notices of Violation to San Francisco for impeding housing development by refusing to grant bonuses, incentives, and waivers allowed by the SDBL. (See, e.g., California Department of Housing and Community Development, Letter to Kate Conner, December 29, 2022 (available here).) These HCD findings and Notices of Violation confirm the SDBL's importance in producing housing in San Francisco.

The proposed HCSF program, by attempting to displace the SDBL entirely, violates the SDBL's explicit rules for local bonus program. This violation carries particular significance for San Francisco, where project applicants often rely on the SDBL to navigate a complex zoning code and approval process. If San Francisco wishes to implement a local bonus program, it must stack that program on top of the SDBL. It cannot offer an "alternative" bonus program, such as the proposed HCSF program, that attempts to remove SDBL eligibility for projects that are eligible for SDBL protections.

In closing this section, CalHDF notes that HCD has weighed in on the question of whether local governments may enact zoning bonus programs that serve as alternatives to state law. In a letter to Menlo Park (available here), the Department wrote: "[T]he City's Affordable Housing Overlay states that the overlay will be an alternative to state density bonus law. **This is in conflict with state law and must be revised."** (Emphasis added.)[2] HCD's view warrants substantial deference as the interpretation of a "technical, obscure, [or] complex" statutory

[2] Separately, as explained later in this letter, HCD's Site Inventory Guidebook (available here) analyzes whether zoning overlays or other local zoning programs established by a city's housing element may supplant or displace the SDBL and firmly establishes that they cannot. (See pages 14-15 of the guidebook.) This analysis is more relevant to the question of how the HCSF program will affect the City's compliance with the Housing Element Law, but this analysis also underscores the specific point that the City may not wriggle out of state law.

scheme by the agency charged with enforcing it. (See *Boling v. Public Employment Relations Bd.* (2018) 5 Cal.5th 898, 911 [citing *Yamaha Corp. of America v. State Bd. of Equalization* (1998) 19 Cal.4th 1, 12]; *Hoffmaster v. City of San Diego* (1997) 55 Cal.App.4th 1098, 1113, fn. 13 ["We substantially rely on the Department of Housing and Community Development's interpretation [...] regarding compliance with the housing element law"].)

Even if the City Can Prohibit the Application of State Law, the Density Bonus Law Gives Project Applicants the Legal Right to Circumvent the City's Prohibition

Even if the above legal rules do not neutralize the City's attempt to avoid state law, any project eligible for the SDBL will be able to defeat the application of proposed section 206.10(b)(5). The SDBL states: "In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section." (Gov. Code, § 65915, subd. (e)(1).) If a proposed project complies with the HCSF except for section 206.10(b)(5) – because it seeks benefits under the SDBL or another state law – and the application of section 206.10(b)(5) would physically preclude the project by eliminating its eligibility for the HCSF, then the City cannot apply that section to the project. To the extent the City doubts or intends to contest this, CalHDF reminds the City that the SDBL, by its terms, "shall be interpreted liberally in favor of producing the maximum number of total housing units." (*Id.* at subd. (r).) Flouting the law on this point also carries severe penalties, including mandatory payment of attorney's fees to a project applicant who challenges the City in court. (*Id.* at subd. (e)(1).)

The HCSF Program Violates the Housing Element Law

Furthermore, the HCSF violates the Housing Element Law (Gov. Code, § 65580 et seq.). Rezoning programs enacted pursuant to a housing element, such as the proposed Family Zoning Plan and its component HCSF program, may not exempt themselves from state law's application, as HCD has explained in its Site Inventory Guidebook (available here – see pages 14-15). Pursuing the HCSF program as it is currently designed would violate this rule and risk the City's housing element compliance. This would expose it to a range of penalties, including the "builder's remedy."

The City Should Take Care to Comply with New Caselaw Concerning Housing Element Rezonings

Lastly, the City should take care to ensure that the rezoning complies with housing element law requiring minimum residential density on low-income sites. The newly published Court of Appeal decision *New Commune DTLA LLC v. City of Redondo Beach* (Oct. 10, 2025, No. B336042) ___ Cal.App.5th ___ makes clear that in order to comply with minimum density requirements, local zoning must require that all new development include a minimum

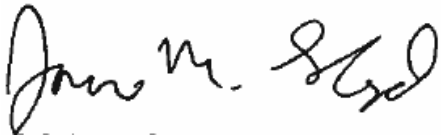
density of residential use. Zoning "overlays" that allow for 100% non-residential development on a site fail to comply with housing element law. The proposed zoning includes many low-income sites that are given additional residential density on top of base commercial zoning. In order to comply with housing element law, the City should make clear that all new development of these sites must include the minimum density of residential use, and that 100% commercial development is prohibited.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New multifamily housing in San Francisco a public benefit: it will help satisfy demand for housing near jobs and transit, thereby reducing displacement pressure; and it will also cut down on transportation-related greenhouse gas emissions by providing housing in a major metro area, as opposed to farther-flung regions in the state (and out of state). CalHDF therefore urges the City to follow through on the commitments in its housing element, as the law requires, and obey state law in drafting and enforcing its land use regulations.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

Nov 3, 2025

San Francisco Board of Supervisors
49 South Van Ness Avenue
San Francisco, CA 94103

Re: Housing Element Implementation

By email: Lisa.chen@sfgov.org, Board.of.Supervisors@sfgov.org, bos@sfgov.org, bos-supervisors@sfgov.org, ChanStaff@sfgov.org, ChenStaff@sfgov.org, DorseyStaff@sfgov.org, Jackie.Fielder@sfgov.org, MahmoodStaff@sfgov.org, MandelmanStaff@sfgov.org, MelgarStaff@sfgov.org, SauterStaff@sfgov.org, SherrillStaff@sfgov.org, Shamann.Walton@sfgov.org

Cc: john.carroll@sfgov.org; sarah.dennis-phillips@sfgov.org; cityattorney@sfcityatty.org

Dear San Francisco Board of Supervisors,

The California Housing Defense Fund ("CalHDF") writes in advance of the Land Use and Transportation Committee meeting scheduled for November 3, 2025 at 1:30pm. CalHDF writes to warn the Committee, as well as the larger Board, that certain elements of the proposed Housing Choice-San Francisco ("HCSF") plan – which is, in turn, part of the overall Family Zoning Plan – violate state law. The HCSF program, in its current form, would explicitly forbid the application of state housing laws and/or require housing project applicants to waive protections they and their projects are entitled to under state law. The City, however, lacks authority to enact a program with these restrictions.

If the City does not obey the law, CalHDF will challenge the City in court. Such a lawsuit would expose the City to penalties for failure to comply with housing element law. The City would also be ordered to grant development applicants access to *both* the HCSF program *and* state laws, including the Statewide Density Bonus Law (the "SDBL"). CalHDF urges the City to avoid such needless litigation and instead comply with the law in the first instance. The City should drop the HCSF program's effort to carve itself out of the SDBL and other state laws.

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Furthermore, the HCSF violates the Housing Element Law (Gov. Code, § 65580 et seq.). Rezoning programs enacted pursuant to a housing element, such as the proposed Family Zoning Plan and its component HCSF program, may not exempt themselves from state law's application, as HCD has explained in its Site Inventory Guidebook (available here – see pages 14-15). Pursuing the HCSF program as it is currently designed would violate this rule and risk the City's housing element compliance. This would expose it to a range of penalties, including the "builder's remedy."

The City Should Take Care to Comply with New Caselaw Concerning Housing Element Rezonings

Lastly, the City should take care to ensure that the rezoning complies with housing element law requiring minimum residential density on low-income sites. The newly published Court of Appeal decision *New Commune DTLA LLC v. City of Redondo Beach* (Oct. 10, 2025, No. B336042) ___ Cal.App.5th ___ makes clear that in order to comply with minimum density requirements, local zoning must require that all new development include a minimum

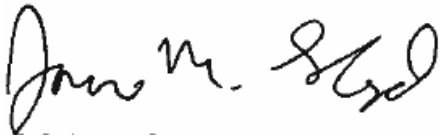
density of residential use. Zoning "overlays" that allow for 100% non-residential development on a site fail to comply with housing element law. The proposed zoning includes many low-income sites that are given additional residential density on top of base commercial zoning. In order to comply with housing element law, the City should make clear that all new development of these sites must include the minimum density of residential use, and that 100% commercial development is prohibited.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New multifamily housing in San Francisco a public benefit: it will help satisfy demand for housing near jobs and transit, thereby reducing displacement pressure; and it will also cut down on transportation-related greenhouse gas emissions by providing housing in a major metro area, as opposed to farther-flung regions in the state (and out of state). CalHDF therefore urges the City to follow through on the commitments in its housing element, as the law requires, and obey state law in drafting and enforcing its land use regulations.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

From:	James Lloyd
To:	Chen, Lisa (CPC); Board of Supervisors (BOS); Board of Supervisors (BOS); BOS-Supervisors; ChanStaff (BOS); ChenStaff; DorseyStaff (BOS); Fielder, Jackie (BOS); MahmoodStaff; MandelmanStaff (BOS); MelgarStaff (BOS); SauterStaff; SherrillStaff; Walton, Shamann (BOS)
Cc:	Carroll, John (BOS); Dennis Phillips, Sarah (CPC); Cityattorney
Subject:	Re: public comment re items 6-11 for today"s Land Use Committee meeting
Date:	Monday, November 3, 2025 11:40:15 AM
Attachments:	San Francisco - Housing Choice SF Letter - BoS Land Use Committee 2025.11.03.pdf

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

Please disregard the previous message.

Dear San Francisco Board of Supervisors,

The California Housing Defense Fund submits the attached public comment for today's Land Use and Transportation Committee meeting regarding the Family Zoning plan, agendized as items 6 through 11.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - https://calhdf.org/donate/

On Mon, Nov 3, 2025 at 11:35 AM James Lloyd <james@calhdf.org> wrote:

> Dear San Francisco City Council,
>
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> Director of Planning and Investigations
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From: Robyn Tucker
To: MelgarStaff (BOS); MahmoodStaff; ChenStaff
Cc: Carroll, John (BOS); SauterStaff; kcourtney@xdm.com
Subject: Agenda Item 6, 250966 General Plan Amendments Family Zoning Plan
Date: Monday, November 3, 2025 11:59:18 AM

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Sent via Email

November 2, 2025

From: The Pacific Avenue Neighborhood Association (PANA)

To: SF Board of Supervisors Land Use and Transportation Committee

I am writing on behalf of the Pacific Avenue Neighborhood Association and our 300+ supporters to request preservation of our 40 feet height limits and 45% rear yard setbacks for the Pacific Avenue Neighborhood Commercial District.

Pacific Avenue History
From 2004 through 2009, PANA leadership worked shoulder to shoulder with a designated member from the San Francisco Planning Department to plan and design our neighborhood to better serve our community then and in the future. The result of our collaboration was legislation establishing the Pacific Avenue Neighborhood Commercial District. The legislation's key elements set building heights at 40 feet, rear yard setbacks at 45% for specific lots to encourage contiguous green open space, and businesses that would best serve and protect our neighborhood.

In addition, in legislation notesthat taller buildings should be at located at corners to minimize impact on the entire surrounding residential blocks and under no circumstance should taller buildings be located mid block. Hence, the design would be one of staggered height, moving east to west.

Decades ago, Pacific Avenue was expected to develop into a Commercial thoroughfare. This never happened. In fact, historically, most of the commercial activity consisted of sweat shops and garages that are no longer present, except some small business garages continue to flourish. Parking has always been at an has always been at a premium as Pacific Ave narrows from east to West with the most narrow portion between Leavenworth and Polk Street.

Family Zoning Plan
The original Family Zoning Plan heights for 12 square blocks that make up the Pacific Avenue NCD, which include from the North and South - Broadway to Jackson Streets and from East and West - Taylor to Polk Street maintained the current 40 foot height. It is unclear whether the rear yard setbacks have been modified or eliminated. We asked that they remain to allow for maximum light and air.

Respectfully, the Pacific Avenue neighborhood Association asks that the Family Zoning Plan be modified to respect our current height limits in an eight block rectangle between Leavenworth and Polk Street along Pacific Avenue and between Broadway and Jackson Street and on our alley's adjacent to and within our Pacific Avenue community.

With many thanks for your consideration,

Robyn Tucker
Chair
Pacific Avenue Neighborhood Association
(PANA)
7 McCormick Street (7 ft wide alley)
San Francisco, CA 94109
415-609-5607

From:	Paul Wermer
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); Mahmood, Bilal (BOS); MahmoodStaff; Chen, Chyanne (BOS); ChenStaff; Carroll, John (BOS)
Cc:	SherrillStaff; Sherrill, Stephen (BOS)
Subject:	File No. 250701 Family Zoning Plan - Ammendment needed to avoid gaming the system
Date:	Monday, November 3, 2025 11:59:07 AM

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

Dear Land Use and Transportation Committee:

At the last hearing, I spoke to a very specific problem: The upzoning bonuses under Sec 206.10, Housing Choice -San Francisco Program do not require any inclusionary or mixed income housing to serve the needs of San Franciscans. The concern has not been addressed.

The State programs all require significant affordability contributions to qualify. Apparently San Francisco does not, and based on Planning's Residential Nexus studies, the existing language may exacerbate the housing affordability problem we face.

Unfortunately, Sec 206.10 only requires that at least one unit be added, and the project must comprise at least 2 units, excluding ADUs, to qualify for the Local Program Bonus. No inclusionary requirements apply unless at least 10 units are built.

This creates a perverse incentive - especially in desirable areas, where views or amenities are attractive to the wealthier segment of San Francisco, small projects can qualify for the Local Program Bonus. This creates the opportunity for projects of between 2 and 9 units, each up to 4000 sq ft in size, catering to the very wealthy. There are hundreds of attractive sites - with views of the Bay, the ocean, Golden Gate Park, one lot adjacent to the Presidio. In aggregate there are potentially hundreds if not thousands of luxury apartments with desirable views. Furthermore, for RTO-C areas, commercial spaces are allowed - offering additional rentable space where perhaps the view is not so good.

at a minimum, the legislation should require Inclusionary contributions from ALL market rate projects qualifying for the Local Program.

Sincerely,

Paul Wermer

--
Paul Wermer
2309 California St
San Francisco,CA 94115

From:	James Lloyd
To:	Chen, Lisa (CPC); Board of Supervisors (BOS); Board of Supervisors (BOS); BOS-Supervisors; ChanStaff (BOS); ChenStaff; DorseyStaff (BOS); Fielder, Jackie (BOS); MahmoodStaff; MandelmanStaff (BOS); MelgarStaff (BOS); SauterStaff; SherrillStaff; Walton, Shamann (BOS)
Cc:	Carroll, John (BOS); Dennis Phillips, Sarah (CPC); Cityattorney
Subject:	Re: public comment re items 6-11 for today"s Land Use Committee meeting
Date:	Monday, November 3, 2025 11:40:13 AM
Attachments:	San Francisco - Housing Choice SF Letter - BoS Land Use Committee 2025.11.03.pdf

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

Please disregard the previous message.

Dear San Francisco Board of Supervisors,

The California Housing Defense Fund submits the attached public comment for today's Land Use and Transportation Committee meeting regarding the Family Zoning plan, agendized as items 6 through 11.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
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Donate today - https://calhdf.org/donate/

On Mon, Nov 3, 2025 at 11:35 AM James Lloyd <james@calhdf.org> wrote:

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> Donate today - https://calhdf.org/donate/

Nov 3, 2025

San Francisco Board of Supervisors
49 South Van Ness Avenue
San Francisco, CA 94103

Re: Housing Element Implementation

By email: Lisa.chen@sfgov.org, Board.of.Supervisors@sfgov.org, bos@sfgov.org, bos-supervisors@sfgov.org, ChanStaff@sfgov.org, ChenStaff@sfgov.org, DorseyStaff@sfgov.org, Jackie.Fielder@sfgov.org, MahmoodStaff@sfgov.org, MandelmanStaff@sfgov.org, MelgarStaff@sfgov.org, SauterStaff@sfgov.org, SherrillStaff@sfgov.org, Shamann.Walton@sfgov.org

Cc: john.carroll@sfgov.org; sarah.dennis-phillips@sfgov.org; cityattorney@sfcityatty.org

Dear San Francisco Board of Supervisors,

The California Housing Defense Fund ("CalHDF") writes in advance of the Land Use and Transportation Committee meeting scheduled for November 3, 2025 at 1:30pm. CalHDF writes to warn the Committee, as well as the larger Board, that certain elements of the proposed Housing Choice-San Francisco ("HCSF") plan – which is, in turn, part of the overall Family Zoning Plan – violate state law. The HCSF program, in its current form, would explicitly forbid the application of state housing laws and/or require housing project applicants to waive protections they and their projects are entitled to under state law. The City, however, lacks authority to enact a program with these restrictions.

If the City does not obey the law, CalHDF will challenge the City in court. Such a lawsuit would expose the City to penalties for failure to comply with housing element law. The City would also be ordered to grant development applicants access to *both* the HCSF program *and* state laws, including the Statewide Density Bonus Law (the "SDBL"). CalHDF urges the City to avoid such needless litigation and instead comply with the law in the first instance. The City should drop the HCSF program's effort to carve itself out of the SDBL and other state laws.

//

State Law Limits Certain Aspects of the Proposed Housing Choice–San Francisco Bonus Program

The proposed HCSF bonus program provides additional residential zoning capacity for projects that meet certain criteria. Overall, this is good. However, one of the HCSF eligibility criteria poses a problem: the requirement, found in section 206.10(b)(5), that an HCSF project "not receive any density or development bonuses or relief from applicable Planning Code standards in any other State or local law or program." This requirement is unenforceable to the extent it pertains to state law, and, should it be enacted, developers will have the option to ignore it.

This is for four reasons. First, the City "cannot choose to forgo application of land use policies imposed by the Legislature." (*Ailanto Properties, Inc. v. City of Half Moon Bay* (2006) 142 Cal.App.4th 572, 595.) Second, just as the City cannot waive state law's application, project applicants cannot waive protections to which they are entitled under state law, since those protections are designed to serve the public interest. (See Civ. Code, § 3513 ["a law established for a public reason cannot be contravened by a private agreement"].) Third, the SDBL includes explicit rules for local density bonus programs: such programs must build on, rather than supplant, the SDBL. Finally, even if the first three points are ignored, the SDBL allows project applicants to waive the HCSF eligibility requirement forbidding the use of state bonuses. (Gov. Code, § 65915, subd. (e).) Legal interpretations from the California Department of Housing and Community Development ("HCD"), the state agency charged with interpreting and enforcing state housing law, support these conclusions.

Background

State law contains many provisions that grant rights and protections to proposed housing developments and applications for proposed housing developments. These include AB 2011, codified at Government Code section 65912.100 et seq., the SDBL, codified at Government Code section 65915 et seq., SB 35, codified at Government Code section 65913.4, and more besides. These laws accomplish a variety of pro-housing policies by, among other things, allowing proposed housing developments that meet certain criteria (such as the inclusion of affordable units) to reduce or avoid local zoning and other land use restrictions. In some cases, whether a project is eligible for state law protections and the extent to which it may reduce or avoid local rules depends on the generosity of the local zoning code. For example, the SDBL calculates density bonuses using a "base density," defined as "the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan." (Gov. Code, § 65915, subd. (o)(6).)

The proposed HCSF program expands the San Francisco zoning code's accommodation for denser housing in much of the City. The aforementioned state laws then further expand the allowed range of housing projects, providing for even greater density and even more

forgiving standards for projects. But there is a catch: the HCSF program attempts to forestall these state laws, in section 206.10(b)(5). If not for proposed section 206.10(b)(5), housing project applicants would be able to propose projects under the HCSF rules and avail themselves of the full range of state law protections. Thus, the critical question is: does proposed section 206.10(b)(5) have any legal effect? As explained below, the answer is no. Developers may use both the HCSF rules and any state law bonuses or protections that apply.

The City Cannot Forgo the Application of State Law

State law preempts local law. (Cal. Const., art. XI, § 7.) This is a foundational constitutional principle, and it is no less true in the land use context than anywhere else. As a corollary to this principle, local governments "cannot choose to forgo application of land use policies imposed by the Legislature." (*Ailanto Properties*, *supra*, 142 Cal.App.4th at 595.) Proposed section 206.10(b)(5), however, attempts to do exactly that: it states, in effect, that state land use laws do not apply to projects proceeding under the HCSF program. The City is careful to word the section to dance around the point, perhaps in recognition of the legal consequences, but the section's intended purpose is unmistakably to "forgo application of land use policies imposed by the Legislature," as caselaw and the California constitution forbid. (*Ibid.*)

As explained above, numerous state laws – particularly the SDBL – grant certain housing projects legal protections. None of these state laws allows local governments to circumvent or opt out of these rules. The attempt to do so, in section 206.10(b)(5) of the proposed HCSF program, does not pass legal muster, and project applicants will be entitled to ignore it.

Project Applicants Cannot Waive State Law Protections to Which They Are Entitled

Just as the City cannot waive the application state land use and housing laws, neither can developers. "[A] law established for a public reason cannot be contravened by a private agreement." (Civ. Code, § 3513.) In other words, if a law is designed to accomplish a public benefit (possibly in addition to private benefits), the law's provisions cannot be waived. (See, e.g., *County of Riverside v. Superior Court* (2000) 86 Cal.App.4th 211, 220 [holding employment protections for public safety officers, although they benefitted individual officers, also served a broader public purpose and could not be waived].) The legislature has made clear that pro-housing laws serve the broader public interest.[1] (See, e.g., Gov. Code, §§ 65915, subd. (u); 65913.4, subd. (u); 65582.1; Stats. 2024, ch. 294, § 1; Stats. 2023, ch. 783, § 1.) The legislative history for these laws, moreover, confirms they are intended to serve the public by

[1] On one occasion, California courts found that a law establishing time limits for housing permit application processing primarily benefitted project applicants and not the general public, and hence project applicants could waive them. (*Bickel v. City of Piedmont* (1997) 16 Cal.4th 1040, 1049-1052.) The legislature immediately rebuked the Courts and overturned the *Bickel* holding through legislation. (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1439.)

expanding the supply of housing and affordable housing. (See *Doskocz v. ALS Lien Services* (2024) 102 Cal.App.5th 107, 115-116 [legislative history is relevant in deciding whether law serves a public purpose and hence cannot be waived].) Hence, project applicants have no authority to disclaim the application of these laws, as the City's proposed HCSF program would have them do.

Two additional reasons prevent project applicants from waiving their right to pursue state law protections.

First, as with all legal waivers, such a waiver must be voluntary. (*Harvey v. County of Kern* (1930) 107 Cal.App. 590, 597.) As currently framed, the HCSF program does not ask project applicants to voluntarily waive their state law rights. It instead makes waiver *mandatory* for any project applicant. No waiver can occur through such an ultimatum; to the extent that the issue is unclear, moreover, the ambiguity resolves against the existence of a waiver. (See *Perini v. Perini* (1964), 225 Cal.App.2d 399.)

Second, waiver requires "an abandonment of a right that could be enforced or a privilege that could be exercised." (*Estate of Goyette* (1971) 14 Cal.App.3d 224, 232 [internal citations omitted].) Thus, for an applicant to be able to waive the application of state law to an HCSF project, it must be the case that the applicant could, absent the waiver, enforce the application of the relevant state law. And it must be the case, from there, that the applicant could choose *not* to waive their rights and instead apply state law protections and bonuses to their project. In this way, the City faces a catch-22, and however it resolves the dilemma, developers will be able to use both the HCSF program and state law.

<u>The State Density Bonus Law Creates Narrow Guidelines for Local Bonus Programs, Which the HCSF Program Does Not Obey</u>

The SDBL does allow local governments to implement local bonus programs. It includes strict rules for such programs, however, which the proposed HCSF program does not meet. Local bonus programs must add to, rather than supplant, the SDBL. Government Code section 65915, subdivision (n), states: "nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus *greater than* what is described in this section for a development that meets the requirements of this section" (emphasis added). By negative implication, local governments are forbidden from offering density bonuses that do not incorporate, at minimum, the bonuses allowed by the SDBL. Local bonus programs must add to the SDBL; they cannot displace it in favor of an entirely separate density bonus scheme. As described above, moreover, preemption principles prevent local governments from evading the SDBL, and this language in the SDBL confirms that outcome.

The SDBL includes stronger language too. Government Code section 65917 states:

> In enacting this chapter it is the intent of the Legislature that the density bonus or other incentives offered by the city, county, or city and county pursuant to this chapter shall contribute significantly to the economic feasibility of lower income housing in proposed housing developments. **In the absence of an agreement by a developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.**

(Emphasis added.) In other words, if San Francisco wishes to offer a density bonus to developers, it must first allow them any protections they are entitled to under the SDBL. Only then can it offer a local bonus program. The law establishes a clear baseline: project applicants may avail themselves of any bonuses and benefits they are entitled to under the SDBL, and further local bonuses and benefits must come on top of the SDBL.

These rules are especially important in San Francisco. HCD has found that the SDBL is "critical" for developers navigating San Francisco's complex zoning rules and extensive procedural hurdles. (See "Examining Local Law, Policy, and Planning Practice on Development in San Francisco Using CALES," O'Neill et al., pp. 38-39 (available here).) In some cases, HCD has issued Notices of Violation to San Francisco for impeding housing development by refusing to grant bonuses, incentives, and waivers allowed by the SDBL. (See, e.g., California Department of Housing and Community Development, Letter to Kate Conner, December 29, 2022 (available here).) These HCD findings and Notices of Violation confirm the SDBL's importance in producing housing in San Francisco.

The proposed HCSF program, by attempting to displace the SDBL entirely, violates the SDBL's explicit rules for local bonus program. This violation carries particular significance for San Francisco, where project applicants often rely on the SDBL to navigate a complex zoning code and approval process. If San Francisco wishes to implement a local bonus program, it must stack that program on top of the SDBL. It cannot offer an "alternative" bonus program, such as the proposed HCSF program, that attempts to remove SDBL eligibility for projects that are eligible for SDBL protections.

In closing this section, CalHDF notes that HCD has weighed in on the question of whether local governments may enact zoning bonus programs that serve as alternatives to state law. In a letter to Menlo Park (available here), the Department wrote: "[T]he City's Affordable Housing Overlay states that the overlay will be an alternative to state density bonus law. **This is in conflict with state law and must be revised."** (Emphasis added.)[2] HCD's view warrants substantial deference as the interpretation of a "technical, obscure, [or] complex" statutory

[2] Separately, as explained later in this letter, HCD's Site Inventory Guidebook (available here) analyzes whether zoning overlays or other local zoning programs established by a city's housing element may supplant or displace the SDBL and firmly establishes that they cannot. (See pages 14-15 of the guidebook.) This analysis is more relevant to the question of how the HCSF program will affect the City's compliance with the Housing Element Law, but this analysis also underscores the specific point that the City may not wriggle out of state law.

scheme by the agency charged with enforcing it. (See *Boling v. Public Employment Relations Bd.* (2018) 5 Cal.5th 898, 911 [citing *Yamaha Corp. of America v. State Bd. of Equalization* (1998) 19 Cal.4th 1, 12]; *Hoffmaster v. City of San Diego* (1997) 55 Cal.App.4th 1098, 1113, fn. 13 ["We substantially rely on the Department of Housing and Community Development's interpretation [...] regarding compliance with the housing element law"].)

Even if the City Can Prohibit the Application of State Law, the Density Bonus Law Gives Project Applicants the Legal Right to Circumvent the City's Prohibition

Even if the above legal rules do not neutralize the City's attempt to avoid state law, any project eligible for the SDBL will be able to defeat the application of proposed section 206.10(b)(5). The SDBL states: "In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section." (Gov. Code, § 65915, subd. (e)(1).) If a proposed project complies with the HCSF except for section 206.10(b)(5) – because it seeks benefits under the SDBL or another state law – and the application of section 206.10(b)(5) would physically preclude the project by eliminating its eligibility for the HCSF, then the City cannot apply that section to the project. To the extent the City doubts or intends to contest this, CalHDF reminds the City that the SDBL, by its terms, "shall be interpreted liberally in favor of producing the maximum number of total housing units." (*Id.* at subd. (r).) Flouting the law on this point also carries severe penalties, including mandatory payment of attorney's fees to a project applicant who challenges the City in court. (*Id.* at subd. (e)(1).)

The HCSF Program Violates the Housing Element Law

Furthermore, the HCSF violates the Housing Element Law (Gov. Code, § 65580 et seq.). Rezoning programs enacted pursuant to a housing element, such as the proposed Family Zoning Plan and its component HCSF program, may not exempt themselves from state law's application, as HCD has explained in its Site Inventory Guidebook (available here – see pages 14-15). Pursuing the HCSF program as it is currently designed would violate this rule and risk the City's housing element compliance. This would expose it to a range of penalties, including the "builder's remedy."

The City Should Take Care to Comply with New Caselaw Concerning Housing Element Rezonings

Lastly, the City should take care to ensure that the rezoning complies with housing element law requiring minimum residential density on low-income sites. The newly published Court of Appeal decision *New Commune DTLA LLC v. City of Redondo Beach* (Oct. 10, 2025, No. B336042) ___ Cal.App.5th ___ makes clear that in order to comply with minimum density requirements, local zoning must require that all new development include a minimum

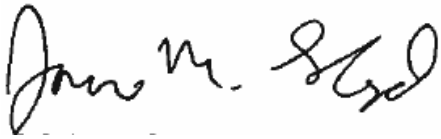
density of residential use. Zoning "overlays" that allow for 100% non-residential development on a site fail to comply with housing element law. The proposed zoning includes many low-income sites that are given additional residential density on top of base commercial zoning. In order to comply with housing element law, the City should make clear that all new development of these sites must include the minimum density of residential use, and that 100% commercial development is prohibited.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New multifamily housing in San Francisco a public benefit: it will help satisfy demand for housing near jobs and transit, thereby reducing displacement pressure; and it will also cut down on transportation-related greenhouse gas emissions by providing housing in a major metro area, as opposed to farther-flung regions in the state (and out of state). CalHDF therefore urges the City to follow through on the commitments in its housing element, as the law requires, and obey state law in drafting and enforcing its land use regulations.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

From:	Erica Zweig
To:	Connie Chan; ChanStaff (BOS); Chen, Chyanne (BOS); Melgar, Myrna (BOS); MahmoodStaff; Mahmood, Bilal (BOS); Lurie, Daniel (MYR)
Cc:	Board of Supervisors (BOS); Carroll, John (BOS)
Subject:	11/3 D4ward Position "Family" Housing plan
Date:	Monday, November 3, 2025 10:24:34 AM
Attachments:	D4ward letter on upzoning.pdf

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

Sent from AT&T Yahoo Mail on Android

D4ward is a grassroots network of Sunset District neighbors working to keep our community a place where regular people can afford to live, thrive, and have a real say in what happens here. We support affordable housing, stand up to big-money influence in San Francisco politics, protect workers, defend our coastline, and fight for community needs over corporate interests.

We are deeply concerned that, due to the delay in appointing a new District 4 Supervisor, our district is now being upzoned **without representation** on the current Board of Supervisors. Proceeding with this legislation under these circumstances amounts to **government without representation**. The Board should **postpone all hearings and votes on District 4 zoning changes until a new Supervisor is seated.**

D4ward's Key Positions and Priorities

In general, D4ward supports the **amendments proposed by Supervisors Connie Chan and Chyanne Chen** at the first Land Use and Transportation Committee hearing on the Mayor's upzoning plan. We urge the Board to incorporate these changes to protect affordability, safety, and neighborhood integrity.

Our specific priorities are:

1. Accelerate downtown office-to-housing conversions.
Before targeting stable, working-class neighborhoods like ours for massive rezoning, the City must aggressively pursue the conversion of empty downtown office buildings into housing.

2. Protect small businesses and tenants in District 4.
Under the Mayor's plan, our unique small businesses would become targets for demolition along all commercial corridors. We strongly support the **Race and Equity in All Planning Coalition (REP-SF)** and Supervisor Chan's **Tenant Protection Ordinance** to safeguard both tenants and neighborhood-serving businesses.

3. Eliminate in-lieu fees.
Developers must not be allowed to "fee out" of affordable housing requirements. In-lieu fees only produce delayed, off-site projects and create enclaves of market-rate luxury housing.

4. Dedicate all suitable public land for 100% affordable housing.
All appropriate public land—excluding parks and open space—should be reserved for **100% affordable housing** serving a full range of incomes, from middle-income working families to deeply affordable and supportive housing.

5. Preserve the Coastal Zone.
No land should be removed from the existing Coastal Zone boundaries. Coastal protections are essential for public safety, environmental resilience, and equity.

6. Prohibit upzoning in the Tsunami Zone.
It is reckless to increase building heights or density in areas at high risk of tsunami inundation. The City must also repair and reactivate the local tsunami warning system.

7. Ensure fire safety before allowing large-scale development.
No significant new upzoning should take effect until a secure **emergency firefighting water system** is installed in the Sunset and Parkside Districts, which are already vulnerable to wildfire and earthquake-related fires.

8. Protect historic and culturally significant buildings.
All **Category A and A-eligible historic buildings and districts** should be exempted from upzoning. District 4's mid-century homes and civic buildings reflect our community's unique cultural heritage and deserve preservation.

9. Prevent excessive height near parks and schools.
Properties bordering the southern edges of our parks and schools should not be upzoned for additional height. Casting shadows on open spaces and classrooms undermines the very "well-resourced" character the City claims to value.

Erica Zweig
Corresponding Secretary

From: L.D. Kirshenbaum
To: Carroll, John (BOS)
Subject: Please, Land Use Committee: Listen to Us!
Date: Monday, November 3, 2025 10:06:32 AM

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

Hello to all members of the Land Use Committee:

I am devastated by the trend in ignoring facts and stonewalling constituents.

We need affordability, and this ill-defined plan will only make housing problems worse.

I won't be attending today to say this in person; last time seemed like a disrespectful charade.

Sincerely,

– Daniela Kirshenbaum

From: Judy Irving
To: Melgar, Myrna (BOS); ChenStaff; MahmoodStaff
Cc: Carroll, John (BOS); Sauter, Danny (BOS)
Subject: Re: Upzoning and demolitions, etc.
Date: Monday, November 3, 2025 9:51:18 AM

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

I cannot attend today, but please address the point I made about demolition in my prior email (copied below). How do you rationalize the candy-coating this issue has received?

History will judge your acquiescence to state laws that will, if implemented, will destroy the fabric, culture, and livability of San Francisco.

> On Oct 19, 2025, at 6:00 PM, Judy Irving <films@pelicanmedia.org> wrote:
>
> 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: Robyn Tucker
To: MelgarStaff (BOS); MahmoodStaff; ChanStaff (BOS)
Cc: Carroll, John (BOS); SauterStaff; kcourtney@xdm.com
Subject: Agenda Item 6, 250966 General Plan Amendments Family Zoning Plan
Date: Monday, November 3, 2025 9:45:23 AM

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

Sent via Email

November 2, 2025

From: The Pacific Avenue Neighborhood Association (PANA)

To: SF Board of Supervisors Land Use and Transportation Committee

I am writing on behalf of the Pacific Avenue Neighborhood Association and our 300+ supporters to request preservation of our 40 feet height limits and 45% rear yard setbacks for the Pacific Avenue Neighborhood Commercial District.

Pacific Avenue History
From 2004 through 2009, PANA leadership worked shoulder to shoulder with a designated member from the San Francisco Planning Department to plan and design our neighborhood to better serve our community then and in the future. The result of our collaboration was legislation establishing the Pacific Avenue Neighborhood Commercial District. The legislation's key elements set building heights at 40 feet, rear yard setbacks at 45% for specific lots to encourage contiguous green open space, and businesses that would best serve and protect our neighborhood.

In addition, in legislation notesthat taller buildings should be at located at corners to minimize impact on the entire surrounding residential blocks and under no circumstance should taller buildings be located mid block. Hence, the design would be one of staggered height, moving east to west.

Decades ago, Pacific Avenue was expected to develop into a Commercial thoroughfare. This never happened. In fact, historically, most of the commercial activity consisted of sweat shops and garages that are no longer present, except some small business garages continue to flourish. Parking has always been at an has always been at a premium as Pacific Ave narrows from east to West with the most narrow portion between Leavenworth and Polk Street.

Family Zoning Plan

The original Family Zoning Plan heights for 12 square blocks that make up the Pacific Avenue NCD, which include from the North and South - Broadway to Jackson Streets and from East and West - Taylor to Polk Street maintained the current 40 foot height. It is unclear whether the rear yard setbacks have been modified or eliminated. We asked that they remain to allow for maximum light and air.

Respectfully, the Pacific Avenue neighborhood Association asks that the Family Zoning Plan be modified to respect our current height limits in an eight block rectangle between Leavenworth and Polk Street along Pacific Avenue and between Broadway and Jackson Street and on our alley's adjacent to and within our Pacific Avenue community.

With many thanks for your consideration,

Robyn Tucker
Chair
Pacific Avenue Neighborhood Association
(PANA)
7 McCormick Street (7 ft wide alley)
San Francisco, CA 94109
415-609-5607

From: Nick Ferris
To: Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS)
Cc: Chan, Connie (BOS); Carroll, John (BOS); Board of Supervisors (BOS)
Subject: COMMENTS ON PROPOSED FAMILY ZONING PLAN Amendments in File Nos. 251071, 251072, and 251073
Date: Monday, November 3, 2025 7:22:47 AM
Attachments: THD Land Use Transportation Upzoning Plan 11.3.pdf

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

Dear Chair Melgar and Members of the Committee,

Telegraph Hill Dwellers (THD) continues to oppose the Mayor's proposed Family Zoning Plan ("Upzoning Plan"). As set forth below, we urge the Committee and Board of Supervisors to reverse the last-minute inclusion of Telegraph Hill, North Beach, and the Northern Waterfront in the Upzoning Plan. Further, we implore you to amend the Upzoning Plan to prevent the displacement of tenants and small businesses, and to provide for a real plan for development of the affordable housing we so desperately need by approving amendments related legisnation offered by Supervisors Chan and Chen.

1. Remove North Beach, Telegraph Hill, and the Northern Waterfront from the Upzoning Plan.

THD continues to strongly oppose the late inclusion in the Upzoning Plan of major portions of Telegraph Hill, North Beach, and the Northern Waterfront, areas that were not included in the 2022 Adopted Housing Element ("2022 Housing Element") nor considered in the Final Environmental Impact Report (FEIR). These areas were not considered for inclusion in the Housing Element because they are one of the densest neighborhoods in San Francisco, with roughly 82% of our residents currently living in existing pre-1979 multi-family, rent-controlled buildings housing our City's workforce and seniors, including a large immigrant Asian population. Based on the City's profiles of neighborhoods in San Francisco, there are 37,156 people per square mile in North Beach as compared to 17,325 people per square mile in San Francisco. The Planning Department's own data shows that rent-controlled buildings in District 3 (built before 1979 with 2+ units, excluding condos) represent approximately 32,340 individual units, 13,983 of which are located in the current version of the Upzoning Plan. In other words, the tenants occupying 13,983 units will be subject to potential eviction and displacement.

And, although the Housing Element and FEIR assumed that the Northeast Planning District would provide net new housing units of only 800 units by 2050, the Upzoning Plan suddenly increased that figure to 5,900 units, a stunning 650% increase. The height and density increases represented by this increase will significantly impact existing tenants, small businesses, historic resources, parks and open spaces, and the diverse culture of District 3.

2. Support for Supervisors Chan's and Chen's Proposed Amendments:

Although we continue to oppose the Upzoning Plan, we appreciate Supervisor Chan and Chen's leadership in introducing critical amendments to strengthen tenant protections, prioritize affordable housing, support small businesses, and create real family-sized housing.

We urge this Committee to move these amendments forward, including those that follow:

(a) Exclude all historic resources, including local historic districts and those eligible for the California and National Registers. from the Upzoning Plan (File No. 251073).

(b) Exclude from the Upzoning Plan all development that would demolish, remove, or convert to another use any existing dwelling unit(s) or residential flat, including rent-controlled units.

(c) Remove areas within the Planning Equity Geography Special Use District ("PEG SUD") from the Upzoning Plan consistent with the 2022 Housing Element (File No. 251071)

(d) Remove areas in the Coastal Zone from the Upzoning Plan (File No. 251071)

(e) Adopt a Progress Requirement or "shot clock" for obtaining a building permit within a time certain of project approval (File No. 251073)

(f) Require inclusionary housing to be located nearby within ½ mile of the development (File No. 251073).

(g) Eliminate form-based density from Neighborhood Commercial Districts and ROTCs because we want family housing not dorm rooms (File No. 251073).

3. THD Urges Supervisor Melgar to Protect All Rent-Controlled Housing

We appreciate Supervisor Melgar's amendment removing rent controlled housing with three or more units but urge her to expand this amendment to exclude all rent-controlled housing with two or more units, not just three or more.

4. Support for Supervisor Chan's Legacy Business Controls

THD joins with Small Business Forward to support Supervisor Chan's legislation to extend the requirement for a Conditional Use Authorization for sites where a Legacy Business has been displaced. In absence of having any other tools available or financial resources to support the successful relocation of a Legacy Business within the community, the Conditional Use is an imperfect but necessary mechanism to discourage displacement of Legacy Businesses in the first place. That is why Small Business Forward supports that the extension of the CU legislation until other more effective protection measures are in place, such as commercial rent control, the right of return, and adequate relocation assistance.

5. Create an Affordable Housing Special Use District and Funding Strategy.

We join with REP-SF and the Council of Community Housing Organizations to demand that the SFMTA-SUD be revised to provide that these publicly owned parcels be developed for 100% affordable and social housing. Under San Francisco's state-approved Housing Element, as mandated by the state, 57% of the 36,200 new housing units proposed to be developed under the Upzoning Plan—more than 20,000 units—must be affordable to low- and very-low-income households. Yet the Upzoning Plan has no funding strategy or realistic plan to produce those affordable homes. It risks satisfying Sacramento's procedural checklist while abandoning the substance of the law: to build housing for the people who need it most.

* * * * * * * *

In conclusion, THD believes that the Upzoning Plan, as proposed, threatens tenants and small businesses, pits neighborhoods against each other, and disregards decades of community-based policymaking that has built San Francisco into a resilient, vibrant city through a network of strong neighborhoods.

The proposed amendments from Supervisors Chan and Chen address these concerns by focusing on protecting tenants and rent-controlled housing citywide, supporting small businesses, and prioritizing the development of affordable housing. We urge this Committee to move these critical elements forward.

Finally, we urge this Committee to recommend that Telegraph Hill, North Beach, and the Northern Waterfront be removed from the Upzoning Plan consistent with the 2022 Housing Element adopted by the Board of Supervisors and approved by HCD.

Sincerely,
Nick Ferris, *President*
Telegraph Hill Dwellers

November 3, 2025
Via Email

Myrna Melgar, Chair - *Myrna.Melgar@sfgov.org*

Chyanne Chen, Vice-Chair - *Chyanne.Chen@sfgov.org*

Bilal Mahmood, Member - *Bilal.Mahmood@sfgov.org*
Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: COMMENTS ON PROPOSED FAMILY ZONING PLAN
Amendments in File Nos. 251071, 251072, and 251073

Dear Chair Melgar and Members of the Committee,

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[1] https://www.city-data.com/neighborhood/North-Beach-San-Francisco-CA.html

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* * * * * * * *

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Finally, we urge this Committee to recommend that Telegraph Hill, North Beach, and the Northern Waterfront be removed from the Upzoning Plan consistent with the 2022 Housing Element adopted by the Board of Supervisors and approved by HCD.

Sincerely,

Nick Ferris, President

ccs: Supervisor Connie Chan – *connie.chan@sfgov.org*
Clerk John Carroll - *John.Carroll@sfgov.org*
Members, San Francisco Board of Supervisors - *Board.of.Supervisors@sfgov.org*

From:	Jean Barish
To:	Carroll, John (BOS); MelgarStaff (BOS); MahmoodStaff; ChenStaff
Cc:	Lurie, Daniel (MYR); ChanStaff (BOS); SauterStaff; SherrillStaff; DorseyStaff (BOS); MandelmanStaff (BOS); FielderStaff; WaltonStaff (BOS)
Subject:	LUTC Meeting - Nov. 3, 2025 - Agenda Items 6 - 11
Date:	Monday, November 3, 2025 4:07:31 AM
Attachments:	LUTC Letter 25_11_03.docx

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

Dear LUTC Committee Members:

Attached above and pasted below is a letter regarding Agenda Items 6 - 11 on the Monday November 3, 2025 Land Use and Transportation Committee meeting.

JEAN B BARISH
711 27th Avenue San Francisco, CA 94121
jeanbbarish@hotmail.com

November 3, 2025

San Francisco Board of Supervisors
Land Use and Transportation Committee
City Hall 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: November 3, 2025 LUTC Meeting – Agenda Items 6 - 11

Dear Committee Members;

I am the President of Planning Association for the Richmond (sfpar.org) and the Vice-President of SaveMUNI (savemuni.org), two organizations that are very concerned about the impacts of Mayor Lurie's Family Zoning Plan. I am writing on my own behalf urging you not to pass this plan as currently written.

Below are just a few of the many reasons why you should not approve this plan as currently written.

- The State's RHNA Numbers are Flawed and the Amount of New Housing Mandated by the State is Overstated
- The Plan Does Not Meet the City's Need for Affordable Housing
- The Plan Will Destroy Many Small Businesses
- Density Decontrol Throughout the Residential Neighborhoods Must be Eliminated from the Plan
- Upzoning will Significantly Impact the Quality of Life and the Environment in the Richmond and Many Other Neighborhoods
- There are No Provisions in the Plan for Adding Vital Infrastructure
- The Plan Changes the Coastal Zone and Will Irreparably Damage our Priceless Coastal Environment
- There are Alternatives to Extensive Upzoning

This plan has no substantial affordable housing mandates, and will destroy neighborhoods to enable more gentrifying luxury housing. This will further increase skyrocketing rents, evictions and homelessness. There is a gentrification crisis that is destroying San Francisco, and this plan will simply advance that plan while destroying so much that is precious in San Francisco.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Mayor Lurie's plan simply rearranges zoning rules, which does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply while destroying San Francisco neighborhoods.

Further, a serious problem with this plan is that it removes necessary hard-won Coastal protections that are very important to the safety and wellbeing of many San Franciscans, especially those of us living on the west side of the City. Any changes to the existing Coastal zone regulations should be entirely removed from this plan.

Additionally, the City Economist just released a report showing that Mayor Lurie's Family Zoning plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing. Now that the City Economist has shown that Mayor Lurie's plan won't work you must replace his plan with one that will actually work. San Francisco needs a plan that would identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing; protect all current San Francisco laws ensuring environmental and community noticing and review; and produce as much housing as possible out of existing vacancies and empty office space.

Supervisors Chan and Chen have proposed amendments that reduce the harm caused by this plan. While these amendments do not solve the fundamental flaws in this plan, they are a step in the right direction and should be considered.

And we mustn't lose sight of the fact that one of the attractions of San Francisco is its magnificent beauty and spectacular views. Recently, for example, an ad from SF Travel aired on the television broadcast of Game 7 of the World Series. (https://url.avanan.click/v2/r01/___https://www.youtube.com/watch?v=9jlZggQV1Fg___.YXAzOnNmZHQyOmE6bzpkNzFiZDJjMjZjNTY2MmU4Y2E1ZjNhZTdjZTdlNzU1ZDo3OmQ5Yjl6NDBiNjk5OGQyNmQyODE2ZDc4YjU0NzYzNjM5YjFlZDQ5YzdmOTUxOTIzOTc2YjA0Mjg0OTU4ODM5N2NkMWMzYTp0OkY6Tg) This ad should remind you of how uniquely situated and built San Francisco is. Please do not desecrate our City with an upzoning plan that will turn San Francisco into a concrete, dehumanized megalopolis.

In closing, I urge you to delete and replace the current Family Zoning Plan with one that will actually solve our housing shortage, comply with the State's mandate, satisfy the needs and demands of countless San Franciscans and preserve and protect the splendor of Baghdad by the Bay.

Thank you for your consideration.

Sincerely,

Jean B Barish

cc: Mayor Daniel Lurie, Supervisors C. Chan, S. Sherrill, D. Sauter, M. Dorsey, R. Mandelman, J. Fielder, S. Walton

JEAN B BARISH
711 27th Avenue San Francisco, CA 94121
jeanbbarish@hotmail.com

November 3, 2025

San Francisco Board of Supervisors
Land Use and Transportation Committee
City Hall 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

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Sincerely,

Jean B Barish

cc: Mayor Daniel Lurie, Supervisors C. Chan, S. Sherrill, D. Sauter, M. Dorsey, R. Mandelman, J. Fielder, S. Walton

From:	Carroll, John (BOS)
To:	"George Wooding"; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: 250966, 250700, 250701 written testimony for November 3, 2025 Land Use and Transportation Committee
Date:	Monday, November 3, 2025 10:28:00 AM
Attachments:	chan amendments.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. 250966

  Board of Supervisors File No. 250700

- Board of Supervisors File No. 251071

  Board of Supervisors File No. 250701

- Board of Supervisors File No. 251072

- Board of Supervisors File No. 251073

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: George Wooding <gswooding@gmail.com>
Sent: Sunday, November 2, 2025 11:28 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>; George Wooding <gswooding@gmail.com>
Subject: 250966, 250700, 250701 written testimony for November 3, 2025 Land Use and Transportation Committee

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

Hi John,

Please consider me a person with special needs. I am requesting early speaking for speaker comments.

My written comments are attached for your review

Land Use and Transportation committee members. Melgar

November 2, 2025

Supervisor Connie Chans amendments are vital for the mayor's family plan to succeed.

What happened to the "affordable housing" mandates? They have disappeared.

Here is what the Planning Department's new report, "Rezoning Capacity Calculations," doesn't say: under San Francisco's state-approved Housing Element, **57% of those new homes—more than 20,000 units—must be affordable** to low- and very-low-income households. That's not a suggestion; it's part of the state mandate.

The Family Zoning Plan has no funding strategy, no framework for public land, and no realistic plan to produce those affordable homes. It risks satisfying Sacramento's procedural checklist while abandoning the substance of the law: to build housing for the people who need it most. The city is relying completely on developers, grants, GOBs and subsidized funding from the MOHCD.

-developers are not building due to high land costs and the scarcity of buildable land, high interest rates and high construction costs

-There are almost no grants. Despite best efforts, The Mayors Office Of Housing and Community Development (MOHCD) is currently underfunded and has little ability to subsidize low-income housing in San Francisco.

-The CPC is currently not trying to attain more housing funding: **Affordable Housing General Obligation Bond (Prop A)**: **Approval:** On March 5, 2024, San Francisco voters approved Proposition A, a $300 million bond to finance the construction, acquisition, and rehabilitation of affordable housing. The funding is on its first tranche--$147.2M

2019 Affordable Housing GOB ($600 million). Approximately $175.9 million remains outstanding, with a final issuance under consideration for late 2025. $55M is being held for the Mercy Housing build beside Laguna Honda Hospital for a senior center.

The balance between supply and demand

San Francisco Politicians and planners don't understand economics. They believe that if they build more units, the price of housing will decrease. This is not true in San Francisco due to market conditions.

Building more houses may not lower prices if there is a simultaneous increase in demand, or if sellers are unwilling to sell for less, a phenomenon known as " downside stickiness". Other factors like high mortgage rates, rising construction costs, and localized market dynamics can also offset the downward pressure on prices that new supply would typically create.

In a basic economic model, increased supply would lead to lower prices if demand remains constant. However, a parallel increase in demand can keep prices stable or even cause them to rise, despite the new houses.

Rising demand: Population growth, wage increases, favorable demographic trends, or an influx of institutional investors can drive up demand, absorbing new inventory as it enters the market.

Pent-up demand: In areas that have historically restricted development, a sudden increase in construction can be absorbed by years of pent-up demand, causing prices to plateau rather than fall.

The main cause of higher house prices in SF is the cost of land. Buildable Land is becoming so scarce that only Subsidized affordable housing will be built. The cost of affordable housing will continue to rise

Substitutions and proposed amendments On September 30, a new version of number 250700 was substituted by Mayor Lurie, which made relatively minor zoning changes on a number of parcels. The report analysis reflects those changes

On October 21, supervisor Melgar proposed an amendment that would prohibit the use of the local program on any parcel containing more than two existing housing units which would involve the demolition of a unit subject to rent control

Also, on October 21, supervisor Sauter introduced an amendment that creates incentives for developers to replace lost commercial space As the language of these two amendments was made public last week this report does not attempt to model there economic impact.

AMENDMENT LANGUAGE

-Furthering demolition controls to protect tenants. Absolutely. Please don't forget to protect the landlords.

-Implementing Nexus studies and impact fees to ensure adequate infrastructure investment, especially given the fact the city is facing existing funding challenges to build out the emergency water firefighting system for well -resourced neighborhoods, a deficit in public transit, an increased risk of tenant and small business displacement;

The West side EWSS project is already corrupted. The City no longer wants to build Kaboda piping for high water pressure. The fire department is now building large cisterns filled with water and they are also purchasing pump trucks that will connect to other pump tracks. This will allow the fire department to purchase more fire trucks. The cisterns will be attached to the pump trucks which have a limited range. The Kubota piping would have been a much better delivery system but the fire department wanted the trucks. The West side of San Francisco is more in danger of burning than ever before.

The requested reports would be a great idea

-The Mayor's Family Plan does not require developers to build or fix infrastructure. The City will bear the full cost of repairs. This is wrong. The developer should bare the costs of their own project.

-Placing a shot clock to require developers to build within 30 months to boost housing production in the near future to meet the state mandated timeline of 2031; The Planning Department already has 70,000 stored at planning

Factors that influence review time

- **Project complexity:** The scope and size of a project are major factors in the review timeline. Simple projects may be approved more quickly "over the counter," while complex projects may involve multiple reviews and public hearings.

- **Other reviewing agencies:** Building permits must be reviewed by multiple city departments for safety and code compliance. A permit can be sent back to Planning for another review if changes are made to the plans.

- **Permit type:** The type of permit being applied for, such as a building permit, coastal zone permit, or variance, all have different review processes and timeframes.
- **Application completeness:** Incomplete applications can significantly delay the review process. An application can go through multiple rounds of resubmissions before being accepted for review

LIMITING FORM BASED DENSITY:

Density decontrol is central to the Mayors' family zoning plan. This is the worst type of density planning. A developer can now add as many residential units as they want too. An eight story building can Have thirty units or only one unit. Density decontrol was added to the Mayor's family zoning plan so that San Francisco would have more units then SB 79. This will be uncontrolled density. The city will not stop this program as San Francisco planning is desperate not to be controlled by the state of California

"

Density decontrol" was a core component of the initial **Family Zoning Plan** legislation introduced by Mayor Daniel Lurie at the Board of Supervisors on **June 24, 2025**.
The concept of density decontrol, which removes unit limits while maintaining existing height and form restrictions, was part of the plan from its formal introduction as legislation, and was also included in earlier draft proposals developed by the Planning Department under former Mayor London Breed. The legislation is currently under consideration by the Board of Supervisors.

"

Form-based density" is not an inherently negative planning concept; rather, **specific implementations of form-based codes (FBCs) may face criticisms related to how density is managed, or some residents may object to the very idea of increased density** which FBCs often facilitate.
Common criticisms or perceived negative aspects related to form-based codes and density include:

- **Community Opposition to Increased Density:** A primary objection from some local residents is that FBCs "promote density and population increases to the detriment of locals" or conflict with an existing "small-town feel". The perception of form-based codes mandating high density can lead to community pushback during the adoption process.

- **Potential for Gentrification:** By creating highly desirable, walkable communities, FBCs can inadvertently result in new developments that sell or rent at a premium, potentially pricing out lower-income residents if affordable housing provisions are not included in the code.

- **Complexity and Administration Challenges:** Form-based codes can be more complex to write and administer than conventional Euclidean zoning, requiring specialized training for planners and staff to interpret design standards objectively. This complexity can lead to confusion, increased review times, or a greater need for variances if the code is not carefully written.

- **"Locking in" Undesirable Existing Forms:** If a form-based code is based strictly on the current urban fabric of an area, it might inadvertently "lock in" low-density, car-dependent patterns, making it harder to densify those areas later if needed to address housing shortages or promote sustainability.

- **Ignoring Market Realities:** Critics sometimes argue that FBCs are overly prescriptive or ignore market demands, although proponents argue that market studies are often a key component of a well-crafted FBC. In some cases, a local market may not be able to support the specific mixed-use or retail components called for in the code.

- **Loss of Perceived "Local Control":** FBCs often streamline the approval process by making projects that meet the code "by-right" (administrative review without public hearings), which some residents or community groups may see as a reduction in public participation and control over individual projects

There should be an amendment for form based density, but San Francisco well never pass this amendment.

Thank you for your consideration.

Best Regards,

George Wooding

415 695-1393

From: T Flandrich
To: Melgar, Myrna (BOS); Chen, Chyanne (BOS); Mahmood, Bilal (BOS)
Cc: Carroll, John (BOS); Chan, Connie (BOS); ChenStaff; MelgarStaff (BOS)
Subject: FAMILY ZONING PLAN AMENDMENTS: SUPPORT CHAN, CHEN AMENDMENTS
Date: Sunday, November 2, 2025 11:49:20 AM

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

1 November 2025
Dear Chair Melgar, Supervisors Chen & Mahmood,
I am writing to ask you to support the amendments made by Supervisor Chan. Most importantly, the amendment which will preserve ALL rent-controlled housing thereby continuing to have real affordable housing choices for tenants today & in the future.

While I appreciate Supervisor Melgar's attempt to carve out some rent-controlled buildings, that amendment unfortunately does not go far enough.

I also ask you to support Supervisor Chen's amendments, especially as they address affordability, to serve our needs, our goal of creating, building 100% affordable housing. Public land must be used for public good.

In 2023, our local electeds voted to adopt a Housing Element that prioritized the preservation of people's homes – this should not be up for negotiation. Protecting tenants, our existing homes and using all available public land to build 100% affordable housing, must be our achievement.

Thank you for your consideration.
Theresa Flandrich
North Beach Tenants Committee

From:	Dave Rhody
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Real Affordable Housing Plan - File #250701
Date:	Sunday, November 2, 2025 1:20:00 PM

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

Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis:

- San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates.

- Instead of Lurie's plan which simply moves zoning rules around like deck chairs on the Titanic, we need to focus on making those units available at affordable rents, and showing the State a solid plan to do so.

You need to stop negotiating mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please replace the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.

- Thank you,
Dave Rhody

SF Policy Co-Chair
Climate Reality Project

From:	Carolyn Kenady
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Cc:	<board@doloresheights.org>
Subject:	Oppose Mayor"s Upzoning Plan - File #250701
Date:	Sunday, November 2, 2025 4:05:58 PM

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

To the members of the Board of Supervisors -

I am Carolyn Kenady, chair of the Dolores Heights Improvement Club (DHIC) in District 8. We oppose this Upzoning Plan and urge you to amend it to address the issues below.

DHIC opposes this strategy to upzone hundreds of thousands of SF properties because it's:

- Overkill: To meet its housing mandate, San Francisco only needs to approve 36,200 additional projects by 2032. Blanket upzoning allows demolition of existing housing - which is our most affordable housing

- Doesn't produce enough affordable units: 80% of the projects needed to reach this 36K goal must be affordable housing. The affordable requirements and subsidies provided by the proposed program won't produce the required 29k affordable units.

- Not increase market production or reduce housing costs: Per SF Planning's own feasibility study, only slightly improved economic assumptions, will developers undertake market-rate multi-unit projects (1-2 BR, avg $4600 monthly.) The City Economist's impact analysis shows very little impact on rents or prices for housing. (see pages 34 - 63 of SF Planning memo to SF Planning Commissioners, dated June 26, 2025 and the City Economist's Report, page 21, October 2025)

- Displacing tenant and small businesses: in my neighborhood shopping districts - Church & 24th Streets and the Castro NCDs are proposed for 65 foot heights. Most renters and small local businesses displaced by new construction won't be able to afford the new rents. Our small local businesses that attract shoppers and tourists to our neighborhoods will be driven out.

This plan caters to developers. It does not align with our City's housing needs: keeping existing housing – our most affordable resource, preserving the historic and cultural

resources enjoyed by visitors and residents alike, and being more strategic about where to add height vs. blanket zoning large areas of our City. Please revise this plan to protect our key resources, add sufficient affordability, and use height strategically. Thank you.

Carolyn

Carolyn Kenady
carolynkenady@gmail.com
408-218-3115
http://www.linkedin.com/in/ckenady

From:	Stardust Doherty
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff; Stardust
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Saturday, November 1, 2025 1:42:02 PM

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Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing more greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more

homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Stardust Doherty
SF 94110

From: Stephen Gorski
To: Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Walsh, Frances (BOS); ChenStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); WaltonStaff (BOS); Chen, Chanson (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorraine (BOS); SherrillStaff; Dorsey, Matt (BOS); Lee, Mandelman (BOS); DorseyStaff (BOS); Walkswood, Ahsha (BOS); Lopez, Gracelyn (BOS); WalkswoodStaff; Sauter, Danny (BOS); SauterStaff
Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm
Date: Saturday, November 1, 2025 12:52:46 PM

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

To:
John.Carroll@sfgov.org , board.of.supervisors@sfgov.org , Myrna.Melgar@sfgov.org , Jen.Low@sfgov.org , MelgarStaff@sfgov.org , connie.chan@sfgov.org , Frances.Walsh@sfgov.org , ChenStaff@sfgov.org , rafael.mandelman@sfgov.org , mandelmanstaff@sfgov.org , Calvin.Ho@sfgov.org , jackie.fielder@sfgov.org , jennifer.ferrigno@sfgov.org , fielderstaff@sfgov.org , shamann.walton@sfgov.org , Percy.Burch@sfgov.org , waltonstaff@sfgov.org , "Jeanne Chen@sfgov.org , jackie.prager@sfgov.org , ChenStaff@sfgov.org , Stephen.Sherrill@sfgov.org , lorraine.Rosas@sfgov.org , SherrillStaff@sfgov.org , matt.dorsey@sfgov.org , Madison.Lee@sfgov.org , dorseystaff@sfgov.org , Ahsha.Walkswood@sfgov.org , gracelyn.lopez@sfgov.org , MalkswoodStaff@sfgov.org , Danny.Sauter@sfgov.org , Michelle.Andrews@sfgov.org , SauterStaff@sfgov.org

From:
Stephen J. Gorski, District 4, zip code 94116

Date: November 1, 2025

Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm

Dear Supervisors,

As a District 4 San Franciscan without representation on the Board of Supervisors, I am writing to ask you to strongly oppose Mayor Lurie's Family Upzoning Plan as it currently exists. As it is now written, the Plan incentivizes the demolition of existing homes, displacement of renters and small businesses, and transformation of our neighborhoods into unaffordable luxury high-rise corridors.

I speak for myself, my family, and many of my neighbors to respectfully ask you to:

- Require adequate infrastructure to be built PRIOR to building any additional housing
- Refuse to allow the use of *geo grouting to harden the earth and sand beneath proposed new housing building sites as it poisons our groundwater(See geo-grouting info at end of this email.)
- 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.

As currently written, this Plan clears the way for mass demolition and luxury towers, prioritizing the interests of developers and billionaire investors while silencing the voices and the safety of the very communities they are supposed to represent.

Our far western District 4 does not have existing infrastructure to support these new high-rises, and infrastructure needs to be designed, funded and built first. Circumventing CEQA requirements in a rush to build jeopardizes our safety.

We still have three months to replace the Mayor's Plan with one that will work.
The City Economist recently released a report that shows the Mayor's Plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because **zoning changes do not produce new housing**. Therefore, it is imperative that you STOP seeking to negotiate mere amendments to the Family Zoning Plan and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible instead of building new units. New construction uses massive amounts of cement, wood and diesel construction equipment, releasing more greenhouse gas emissions.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. Instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan just moves the zoning rules around and does little to increase affordable housing. It increases instead the already bloated, gentrifying, luxury housing over-supply (now at 150%) while destroying San Francisco neighborhoods.

Let us not build more excess housing for the wealthy that will create more homelessness and is an environmentally destructive giveaway to corporate real estate speculators.

Please RELACE the text in this unacceptable corporate attack on San Francisco homeowners, tenants, and environmental, economic, cultural, and community integrity, with text that will truly produce housing and get State bureaucrats off of San Francisco's back.

Thank you,

Stephen J. Gorski, Esq.
SF District Resident 47 years , 94116

*CEQA requires that any project involving geo-grouting that requires a discretionary approval by a public agency undergo an environmental review process to identify and mitigate potential environmental impacts.

How geo-grouting can contaminate groundwater:

- Toxic additives: Many chemical and cement-based grouts contain additives that can be toxic or carcinogenic and may leach into the surrounding groundwater.
- Drilling and installation: The process of drilling holes for grouting can create pathways for surface contaminants to travel directly into aquifers, especially if the boreholes are not sealed properly.
- Contaminant pathways: Grouting operations can create or worsen fractures in the ground, creating direct routes for contaminants to flow into groundwater sources.
- Chemical reactions: The chemical reactions that occur during the hydration of cement-based grouts can alter the chemistry of the groundwater, potentially increasing dissolved solids and changing its overall characteristics.
- Improper disposal: Improper disposal of grout waste can also lead to secondary contamination of soil and water.

Sent from my iPad

From: Judi Gorski
To: Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chen, Connie (BOS); Wong, Frances (BOS); ChenStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Fariñas, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Busch, Percy (BOS); WaltonStaff (BOS); Chen, Chyanne (BOS); Engage, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosales, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Sauer, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Lauer, Samantha (BOS); MahmoodStaff; Safai, Danny (BOS); SafaiStaff; Andrews, Michelle (BOS); AndrewsStaff
Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm
Date: Saturday, November 1, 2025 10:01:00 AM

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To:
John.Carroll@sfgov.org ; board.of.supervisors@sfgov.org ; Myrna.Melgar@sfgov.org ; Jen.Low@sfgov.org ; MelgarStaff@sfgov.org ; connie.chen@sfgov.org ; Frances.Wong@sfgov.org ; ChenStaff@sfgov.org ; rafael.mandelman@sfgov.org ; mandelmanstaff@sfgov.org ; Calvin.Ho@sfgov.org ; Jackie.Fielder@sfgov.org ; Jennifer.Farinas@sfgov.org ; FielderStaff@sfgov.org ; shamann.walton@sfgov.org ; Percy.Burch@sfgov.org ; waltonstaff@sfgov.org ; Chyanne.Chen@sfgov.org ; Jackie.Engage@sfgov.org ; ChenStaff@sfgov.org ; Stephen.Sherrill@sfgov.org ; Lorenzo.Rosales@sfgov.org ; SherrillStaff@sfgov.org ; matt.dorsey@sfgov.org ; Madison.Sauer@sfgov.org ; dorseystaff@sfgov.org ; Bilal.Mahmood@sfgov.org ; Sam.Lauer@sfgov.org ; MahmoodStaff@sfgov.org ; Danny.Safai@sfgov.org ; Michelle.Andrews@sfgov.org ; SafaiStaff@sfgov.org

From:
Judi Gorski, District 4; zip code 94116

Date: November 1, 2025

Subject: Public Comment: VOTE NO on Mayor Lurie's Family Housing Plan and Replace it with a Real Affordable Housing Plan - File #250701 - Land Use and Transportation Meeting, Monday, Nov. 3, 2025, 1:30 pm

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Judi Gorski
SF District Resident 47 years , 94116

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Contaminant pathways: Grouting operations can create or worsen fractures in the ground, creating direct routes for contaminants to flow into groundwater sources.

Chemical reactions: The chemical reactions that occur during the hydration of cement-based grouts can alter the chemistry of the groundwater, potentially increasing dissolved solids and changing its overall characteristics.

Improper disposal: Improper disposal of grout waste can also lead to secondary contamination of soil and water.

From:	lgpetty
To:	Board of Supervisors (BOS); BOS-Legislative Aides; Carroll, John (BOS)
Subject:	Re: The FZP - Stop Fighting Each Other Over Capacity. Fight the RHNA"s Illegality Instead. Adopt the Humane, Protective Chan, Chen, and Melgar Amendments
Date:	Saturday, November 1, 2025 2:04:07 AM

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

Dear Land Use Committee Members and all other Supervisors,

I urged in an October 17 email letter that the Board write its own zoning plan to include strong anti-displacement protections for tenants and small businesses, with a prioritized affordable housing funding & site plan.

Thank you, Supervisors Chan, Chen and Melgar, for attempting to inject decency into the FZP.

Thank you Supervisors Chan and Chen for recognizing that the concepts of compliance and capacity can only be met through a clear-eyed lens of San Francisco's actual needs. Not through the distorted view of those who would profit from unlimited removal and replacement of people and their homes with wealthy people and impossibly costly generic "units."

Capacity and compliance are currently based on a numerical fiction... the made-up structure of "State-Mandated RHNA numbers."

We must stop fighting each other in a futile race to rack up housing unit numbers we were never meant to achieve. RHNA's were designed to be impossibly high -- setting up the City to fail -- so that the State would have a rationale to remove all locally-determined regulations via a State-imposed "builders' remedy."

The RHNA's, even if created with good intentions, have been proven irrelevant by Covid impacts, tariff and construction cost inflation, and the loss of an investor-driven economy.

Let's stop chasing this non-existent RHNA capacity holy grail. Let's turn our efforts instead toward establishing the illegality of the RHNA numbers in court.

Let's stop being afraid.

Refine and strengthen tenant and small business protection Amendments for a revised FZP in the meantime. Create a better, uniquely San Francisco zoning plan that provides mostly affordable housing and does it without destroying ourselves and our City.

Thank you for your consideration.

Lorraine Petty

D2/5 senior, renter & voter
Affordable Housing Advocate

Seniors and Tenants Advocate
Member, SFTU & SDA

From:	Magick Altman
To:	Board of Supervisors (BOS)
Subject:	Family Housing
Date:	Friday, October 31, 2025 8:28:24 PM

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To whom in may concern, you can usually tell when something is against the people's interest when its called "Family planning". This is a scam to get quick approval of the destruction of our neighborhoods, affordable housing and protections for small businesses. North Beach is fine. LEAVE IT ALONE. There is purpose to the so=called red tape. To make sure the people win and not the developers, who could care less about our neighborhoods.
Stop this illegal and immoral action.
Be Leery of Lurie, Money doesn't talk it Swears.
Yours in Truth,
Magick Altman

From:	Francesca Pastine
To:	Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff; Carroll, John (BOS)
Subject:	SF Supervisors Support Mayor Lurie"s Affordable Housing and SF Neighborhoods Plan
Date:	Friday, October 31, 2025 7:35:08 PM

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Hello All,

As you may know, Mayor Lurie's *Family Housing Plan* will go before the Land Use & Transportation Committee this Monday, November 3, sometime after 2 p.m. I fully support this plan. It's time for San Francisco to take real steps toward building enough housing—especially in the low-density neighborhoods on the west side of the city.

While the City Economist, Ted Egan, recently noted that the plan alone will not meet the city's full housing mandates, it represents an essential step toward building the infrastructure we need for future growth.

Let's create a San Francisco where working-class families and future generations can afford to live and thrive.

Best,

Francesca Pastine

1183 Shotwell Street

415 596 5543

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https://www.francescapastine.com/
www.pastineprojects.com
IN THE MAKE
http://francescapastine.blogspot.com
http://www.innermissionneighborhood.com
www.hillaryronenmission.com

Life is short
Art is long
Opportunity fleeting
Experience treacherous
Judgment difficult

Hippocrates 400 b.c.

From:	Eric Brooks
To:	Carroll, John (BOS); Board of Supervisors (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); MelgarStaff (BOS); Chan, Connie (BOS); Hsieh, Frances (BOS); ChanStaff (BOS); Mandelman, Rafael (BOS); MandelmanStaff (BOS); Ho, Calvin (BOS); Fielder, Jackie (BOS); Ferrigno, Jennifer (BOS); FielderStaff; Walton, Shamann (BOS); Burch, Percy (BOS); Waltonstaff (BOS); Chen, Chyanne (BOS); Prager, Jackie (BOS); ChenStaff; Sherrill, Stephen (BOS); Rosas, Lorenzo (BOS); SherrillStaff; Dorsey, Matt (BOS); Tam, Madison (BOS); DorseyStaff (BOS); Mahmood, Bilal (BOS); Logan, Samantha (BOS); MahmoodStaff; Sauter, Danny (BOS); Andrews, Michelle (BOS); SauterStaff
Subject:	Public Comment: VOTE NO On Lurie"s Recipe For Housing Failure & Replace It With A Real Affordable Housing Plan - File #250701
Date:	Friday, October 31, 2025 6:18:38 PM

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

Dear Supervisors,

The City Economist just released a report showing that Mayor Lurie's 'Family Zoning' plan will not work and will trigger the State to hijack San Francisco's housing decisions. This is because zoning changes don't produce new affordable housing.

We still have 3 months to replace the Mayor's plan with one that will work. Here's a real strategy to solve the affordable housing crisis.

San Francisco has 70,000 housing units already approved, at least 40,000 vacant housing units, and vast vacant office space that can be converted to thousands of affordable housing units - together more than enough to fulfill state mandates. (Yet instead of focusing on making those units available at affordable rents, and showing the State a solid plan to do so, Lurie's plan simply moves zoning rules around like deck chairs on the Titanic, does almost nothing to increase affordable housing, and increases the already bloated, gentrifying, luxury housing over-supply [now at 150%] while destroying San Francisco neighborhoods.)

Now that the City Economist has shown that Lurie's plan won't work, it is imperative that you STOP seeking to negotiate mere amendments to the 'Family Zoning' Ordinance and replace it with text that will:

1) Identify how to manage existing housing approvals, vacancies, and empty office space to rapidly produce 100% truly affordable housing for families making less than $100,000 per year in a way that will fully meet state mandates.

2) Fully protect all current San Francisco laws ensuring environmental and community noticing and review, and strike Lurie's language that unacceptably skips public hearings to put almost all housing decisions in the hands of Planning Department staff.

3) Favor producing housing out of existing vacancies and empty office space as much as possible, instead of building new units. New construction uses massive amounts of cement, wood, and diesel construction equipment, releasing major greenhouse gas emissions.

The Mayor's plan would build more excess housing for the wealthy, create more homelessness, and is an environmentally destructive giveaway to rapacious Wall Street and

corporate real estate speculators. **Please REPLACE the text in this unacceptable corporate attack on San Francisco tenants, and environmental, economic, cultural, and community integrity, with text that will truly produce affordable housing and get State bureaucrats off of San Francisco's back.**

Thank you,

Eric Brooks, Campaign Coordinator
Our City SF and San Francisco CEQA Defenders
415-756-8844

From:	Board of Supervisors (BOS)
To:	BOS-Supervisors; BOS-Legislative Aides
Cc:	Calvillo, Angela (BOS); Somera, Alisa (BOS); Ng, Wilson (BOS); De Asis, Edward (BOS); Mchugh, Eileen (BOS); BOS-Operations; BOS Legislation, (BOS); Carroll, John (BOS)
Subject:	74 Letters regarding File Nos. 250700, 251071; 250701, 251072, 251073; 250966; and 251071
Date:	Thursday, October 30, 2025 3:00:33 PM
Attachments:	74 Letters regarding Zoning.pdf

Hello,

Please see attached for 74 Letters regarding File Nos. 250700, 251071; 250701, 251072, 251073; 250966; and 251071.

File No. 250700: Zoning Map - Family Zoning Plan

File No. 251071: Zoning Map - Family Zoning Plan

File No. 250701: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 251072: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 251073: Planning, Business and Tax Regulations Codes - Family Zoning Plan

File No. 250966: General Plan Amendments - Family Zoning Plan

File No. 251071: Zoning Map - Family Zoning Plan

Sincerely,

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

From:	Nick Eckenwiler
To:	Tanner, Rachael (CPC); Chen, Lisa (CPC); Board of Supervisors (BOS); Board of Supervisors (BOS); BOS-Supervisors; Bonde, Aly (MYR); Dennis Phillips, Sarah (CPC)
Cc:	McDougall, Paul@HCD; gustavo.velasquez@hcd.ca.gov; Megan.Kirkeby@hcd.ca.gov; Coy, Melinda@HCD; shannan.west@hcd.ca.gov; Zisser, David@HCD; Lisa.Frank@hcd.ca.gov; Fidel.Herrera@hcd.ca.gov; alex.fisch@doj.ca.gov; Matthew.Struhar@doj.ca.gov; David Pai
Subject:	CalHDF Letter Regarding San Francisco's Housing Element Implementation
Date:	Wednesday, October 29, 2025 4:21:46 PM
Attachments:	San Francisco - Housing Element Rezoning Letter - 2025.10.29 (Report Attached).pdf

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

Good afternoon,

Please see attached for a letter from the California Housing Defense Fund regarding San Francisco's proposed Family Zoning Plan and the City's obligations under the Housing Element Law.

Sincerely,

--

Nicholas Eckenwiler
Staff Attorney

Oct 29, 2025

San Francisco Board of Supervisors
49 South Van Ness Avenue
San Francisco, CA 94103

Re: San Francisco's Housing Element Implementation

By email: rachael.tanner@sfgov.org, Lisa.chen@sfgov.org, Board.of.Supervisors@sfgov.org, bos@sfgov.org, bos-supervisors@sfgov.org, aly.bonde@sfgov.org, sarah.dennis-phillips@sfgov.org

Cc: Paul.McDougall@hcd.ca.gov, gustavo.velasquez@hcd.ca.gov, Megan.Kirkeby@hcd.ca.gov, Melinda.Coy@hcd.ca.gov, shannan.west@hcd.ca.gov, David.Zisser@hcd.ca.gov, Lisa.Frank@hcd.ca.gov, Fidel.Herrera@hcd.ca.gov, alex.fisch@doj.ca.gov, Matthew.Struhar@doj.ca.gov, David.Pai@doj.ca.gov

Dear San Francisco Board of Supervisors,

The California Housing Defense Fund ("CalHDF") submits this letter to outline the City of San Francisco's legal obligations surrounding its efforts to implement its housing element. Specifically, CalHDF writes to remind the City:

1. The City must rezone as promised in its housing element – it must upzone enough to produce (not merely attain capacity for) 36,282 units based on an analytical model that assesses the probability of development for rezoned parcels under current economic conditions.
2. The City's housing element and the housing element law oblige it to reduce constraints on housing production and refrain from adding new constraints, especially in the City's efforts to satisfy its other housing element obligations.

If the City does not obey the law on these points, CalHDF stands ready to challenge the City's intransigence in court. Such a lawsuit would expose the City to penalties, including the payment of CalHDF's attorney's fees. CalHDF urges the City to avoid such needless litigation and instead comply with state law, the contours of which are explained in detail below.

The City's Proposed Rezonings Are Inadequate

The Housing Element Law (Gov. Code, §§ 65580 et seq.) establishes a clear process for the evaluation, planning, and enactment of the City's housing policy. That process has a two-part structure. In the first part, the City must adopt a housing element on a specified timeline and that meets certain requirements. In the second part, the City must implement the programs promised in its housing element. Crucially, the second step relies on the first step: what, precisely, the City must do in the second step has already been established by the housing element. (See Gov. Code, § 65583, subd. (c).) The second step is *not* a freestanding exercise in policymaking or policy analysis. (See *id.*) The policymaking and policy analysis are conducted in the first step, and the Housing Element Law leaves essentially no room to alter the results at the second step.[1]

San Francisco has completed the first step. It adopted a housing element on January 31, 2023, adhering to the substantive and procedural rules in the Housing Element Law. The California Department of Housing and Community Development ("HCD") also certified the City's adopted housing element as legally compliant, pursuant to its statutory authority. (See, e.g., Gov. Code, § 65585.) That housing element made numerous detailed commitments. These commitments include promises to rezone large areas of the City to accommodate housing growth necessary to meet demand and ease upward pressures on housing costs. (See Gov. Code, §§ 65583 [establishing standards for required rezonings]; 65583.1 [same]; 65583.2 [same].) The housing element, moreover, promised not only to rezone, but to engage in detailed analysis that would help shape the rezoning. (See Program 7.1.1 in San Francisco's Housing Element, available here.)

San Francisco is now at the second step of the process: implementing the commitments in its housing element. This includes the aforementioned rezoning and associated policy analyses. The City's proposed rezoning, however, fails to fulfill crucial aspects of housing element commitments – commitments that the City, as explained above, cannot renege on without going through a full amendment process for its housing element.

Program 7.1.1 of the City's housing element commits the City to implementing a rezoning program that "reasonably account[s] for sites' likelihood of development during the planning period using an analytical model." The housing element uses mandatory language, stating that the City "shall" build its rezoning program around such a "probability-of-development" analysis. In sum: the City must rezone to an extent that the expected number of new units that will be built after the rezoning, calculated via a robust probability-of-development analysis, meets the City's projected housing need (i.e. the

[1] If the City wishes to alter the policy analysis or programs promised by its housing element, it has an avenue to do that: it may amend its housing element according to the procedures set forth in Government Code section 65585. But the process remains a two-step process: the City must first amend its housing element, and only then can it proceed to the second step of implementing the promised housing element programs.

Regional Housing Needs Assessment, or "RHNA," allocation, plus a buffer specified in the housing element).

The current rezoning proposal does not do this. The proposal's failure is twofold. First, none of the methods the Planning Department has relied on to assess whether the proposal will satisfy San Francisco's rezoning obligation constitutes a probability-of-development analysis using an analytical model in line with Program 7.1.1 in the housing element. Second, when the City has conducted an analysis that meets the requirements of Program 7.1.1, the analysis shows the current rezoning proposal will not satisfy San Francisco's rezoning obligation.

With respect to the rezoning proposal's first failure: the City proposes three methods to project the number of new units the proposed rezoning can be expected to produce. None of the three methods measures up to the standards in Program 7.1.1.

1. The first method is the "soft sites" method, which is described in appendix B of the City's housing element. This method assumes that a site currently hosting a residential use has a two percent probability of being redeveloped with the rezoning's planned residential capacity and a site currently hosting a non-residential use has a seventy percent probability of redevelopment. Such rigid calculations based on uniform, citywide assumptions about the odds of development on thousands of very different sites are not an "analytical model" and do not "reasonably account for sites' likelihood of development" as required by Program 7.1.1. These assumptions, furthermore, are not reasonable and do not rest on any evidence. They are highly motivated guesswork, and highly motivated guesswork will not cut the mustard.

2. The second method rests on an economic model developed by a consultant. This model does not assess the likelihood of a given site's being developed under the rezoning proposal. Instead, it calculates how many units of housing are "financially feasible" on parcels throughout the City. This is not an "analytical model" that "reasonably account[s] for sites' likelihood of development" as required by Program 7.1.1. As the City well knows, property owners across the City submit permit applications for only a small portion of economically feasible new housing units, and not all of those permit applications ultimately produce actual housing units. The City attempts to address this problem by assuming – similar to the soft sites method – that two percent of sites with economically feasible new housing developments currently occupied by residential uses and thirty-five percent of other sites with economically feasible new housing developments will be developed. This is inadequate for the same reasons the soft sites method is inadequate. Moreover, this method projects only 19,000 new units of housing over the planning period – far below the 36,282 units the City must accommodate.

3. The third method involves looking at "how much of the City's overall zoning capacity has gotten built out over the years." This – again – is not an "analytical model." Nor does it look at the sites slated for rezoning under the current rezoning proposal and assess the likelihood they will produce new housing. This method is further flawed because much of San Francisco's recent increase in zoned capacity, and much of the new housing that has been built, took place on vacant sites, whereas the proposed housing element rezoning covers a broad swath of the City and comprises mostly non-vacant sites. Other problems here include unrealistically low estimates of the City's residential zoning capacity in prior years (thus inflating the share of residential zoned capacity that has been built out) and the inclusion of residential projects built under development agreements, which do not correspond to rezonings, and which were separately counted towards the City's pre-existing residential zoned capacity in the housing element.

With respect to the rezoning proposal's second failure, analytical models that would satisfy Program 7.1.1 in the housing element demonstrate that the proposed rezoning will not produce anywhere close to the required number of new units. San Francisco's City Economist recently released an analysis of the City's proposed rezoning (available at the link and appended to this letter). This analysis relies on the exact approach that San Francisco's Housing Element pledged to use: an analytical model that assesses the probability of development. (Indeed, it is the exact approach HCD suggested the city use.) The results are damning. In the **best case scenario,** San Francisco's City Economist's analytical model found that the rezoning can only be reasonably expected to produce around **14,646 units by 2045**. Less optimistic assumptions produce a forecast of only 8,504 units by 2045. This indicates the rezoning plan falls far short of what is required: being shown by an analytical model to reasonably be expected to produce **36,282 units by 2031**.

These are not minor problems. Program 7.1.1 is central to San Francisco's compliance with the Housing Element Law. The City's housing element meets the requirements of the Housing Element Law *only because* it included Program 7.1.1's commitment to rezone based on a realistic probability-of-development analysis. To be crystal clear: without Program 7.1.1, the housing element does not comply with Government Code section 65583.2, subdivision (g)(2). This is because the housing element relies on non-vacant sites to accommodate more than half of its RHNA allocation at the lower-income level, and thus the Housing Element Law requires its housing element to "demonstrate that the existing use [on each non-vacant site] does not constitute an impediment to additional residential development." (Gov. Code, § 65583.2, subd. (g)(2).) "An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued." (*Ibid.*) San Francisco's housing element does not demonstrate with substantial evidence that specific existing uses on specific sites intended to accommodate low-income housing will not impede additional residential development. Instead, the housing element commits the City, in Program 7.1.1, to rezoning in a manner that "shall

reasonably account for sites' likelihood of development during the planning period using an analytical model." That commitment is the basis of the City's compliance with Government Code section 65583.2, subdivision (g)(2). Refusing to follow through on that commitment would leave the City without any basis for compliance with the Housing Element Law on this point.[2]

CalHDF urges the City to do as the law requires. The City must adopt a rezoning that an analytical model such as the City Economists' shows can reasonably be expected to produce 36,282 new units under current economic conditions, as required by Program 7.1.1. Alternatively, the City can increase the probability of sites' development (again, according to a realistic analytical model) by adjusting non-zoning policies that constrain housing production: the City could, for example, reduce transfer taxes for residential projects, impact fees for new residential construction, or inclusionary zoning requirements. The City should not – it cannot – rely on flawed and insufficient analyses to justify its planned rezonings. Doing so violates the law.

The City Must Reduce Constraints on Housing Production, Not Add New Ones

The City's planned rezoning, although on net it adds new capacity, includes constraints on housing development that do not exist under current zoning rules. Specifically, the proposal includes minimum office densities, caps on dwelling unit size, new limits on curb cuts, and lower parking maximums. Furthermore, the City's proposed local zoning bonus program, known as the "Housing Choice–San Francisco" ("HCSF") program, imposes new limitations on residential projects' eligibility for protections and benefits under state laws, including the Statewide Density Bonus Law. While some of these constraints may be good policy, they pose a problem for two reasons.

First, the new constraints were not analyzed by the City's housing element. The Housing Element Law requires local governments to analyze governmental constraints on housing production. (Gov. Code, § 65583, subd. (a)(5).) The results of this analysis then inform the policies and programs in the housing element. (See *id.*; *id.* at subd. (c)(3); *Californians for Homeownership, Inc. v. City of Beverly Hills* (2023) Los Angeles County Superior Court, Case No. 23STCP00143, at p. 6, [finding planned rezonings for housing element site inventory must consider constraints identified by the housing element's constraints analysis] [opinion attached to this letter].) Because the new constraints attached to the City's rezoning proposal were not analyzed in the City's housing element, the City cannot rely on the rezoning proposal to produce as many units as it is required to unless the City analyzes the effects of the new constraints and offsets their impact on housing production.

[2] The City could address this issue by producing site-specific evidence that existing uses on non-vacant sites will not impede additional residential development, adding that evidence to a new draft of its housing element, and adopting the amended housing element. But – again – the City would have to do this before rezoning. The process of developing and adopting housing element commitments and then, separately, implementing those commitments remains a two-step process.

Second, the City's housing element explicitly recognizes this and commits the City to refrain from adding new constraints. Program 7.1.1 states: "The rezoning program … shall not add government constraints that reduce project financial feasibility as determined by an analysis prior to the rezoning enactment." Program 8.1.6 states: "[A]ny City-adopted rezoning or development controls shall not impose any new governmental constraints to the development of housing unless those increased constraints are offset by the removal or reduction of other constraints." If San Francisco wishes to establish new governmental constraints to housing production (such as making new developments ineligible for the waivers and protections offered by State Density Bonus Law), it must concurrently reduce other constraints to a degree that maintains the overall viability of new residential construction, "as determined by an analysis prior to the rezoning enactment" that assess projects' "financial feasibility." Pursuing the new constraints without offsetting them by reducing existing constraints, however, would violate the commitments in housing element programs 7.1.1 and 8.1.6 and hence violate the Housing Element Law.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New multifamily housing in San Francisco a public benefit: it will help satisfy demand for housing near jobs and transit, thereby reducing displacement pressure; and it will also cut down on transportation-related greenhouse gas emissions by providing housing in a major metro area, as opposed to farther-flung regions in the state (and out of state). CalHDF therefore urges the City to follow through on the commitments in its housing element, as the law requires, and obey state law in drafting and enforcing its land use regulations.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director

James M. Lloyd
CalHDF Director of Planning and Investigations

Family Zoning Plan: Economic Impact Report

Office of the Controller
Office of Economic Analysis

Items 250700 & 250701
October 29, 2025

Introduction

- Two proposed ordinances would change zoning controls to permit more housing on a large segment of San Francisco, particularly on the western half of the city. They implement changes to the Housing Element of the City's General Plan, a planning document whose revisions were adopted in 2023.
- The Ordinance in file #250700, the Zoning Map Amendment, would generally raise allowable building heights along commercial corridors and transit lines, to permit mid-rise and some high-rise development.
- The Ordinance in file #250701 implements the Housing Choice-San Francisco program, which offers an alternative to the State Density Bonus program.
- The Office of Economic Analysis (OEA) has prepared this report because the proposed legislation may have a material impact on the city's economy. This report uses a model that estimates potential new development, in order to assess economic impact. That model is not a replacement for the City's estimates of realistic capacity under Government Code § 65583.2.

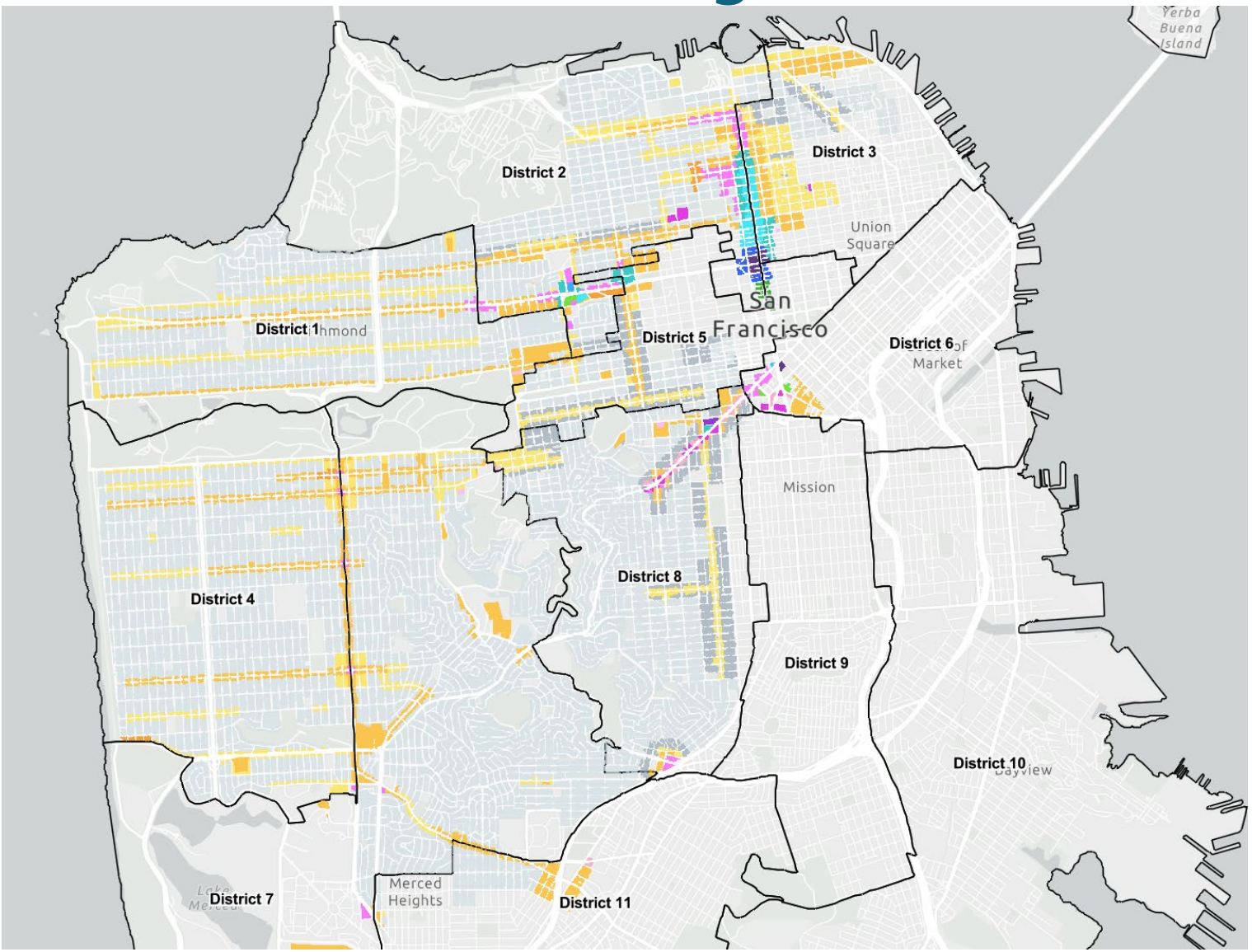
Zoning Map Amendment: Key Provisions

- The Zoning Map Amendment would make changes to allowable building heights and bulk, and/or zoning districts, in over 92,000 parcels in the city.
- The vast majority are residential parcels, whose allowable heights would either remain at 40 feet, or rise to 50 or 65 feet.
- On these and many other rezoned parcels, the Housing Choice San Francisco program (described on the next page) relaxes existing controls on the number of housing units allowed on a parcel.
- Allowable heights are generally increased to 65 to 85 feet along many commercial corridors, with development along wider streets near transit stations or major lines increased to 85 feet.
- Heights above 140 feet are allowed on certain streets that currently allow high-rise development or have larger parcels, at key intersections, and near certain major transit routes and stations. The map on page 5 provides additional details.

Housing Choice San Francisco – Key Provisions

- The Housing Choice San Francisco program, or “Local Program”, gives developers an alternative to the State Density Bonus.
- Many of the rezoned residential parcels are too small to be eligible for the State Density Bonus, but may achieve greater density through the use of the Local Program.
- Local Program users also gain benefits associated with housing unit mix, methods of complying with inclusionary housing requirements, rear-yard and setback requirements, broad code flexibility, and certain process changes.
- The ordinance has several other provisions, including limiting the maximum size of new residential units, reducing allowable parking, and restricting new curb cuts. These policy changes are not considered in this report.
- Additionally, the proposed ordinance gives displaced businesses the right to relocate anywhere in the city where their activity is permitted by zoning, without a conditional use permit, and waives development impact fees associated with the relocation.

Details of the Rezoning



The map to the left, from the City Planning department, indicates which parcels in the city will be rezoned, and to which heights. It reflects the plan as of July.

Gray parcels will be zoned for low-rise, 40-50 feet housing developments. This includes single-family residential zones, within which greater density will be permitted via the Local Program.

Yellow and orange parcels will be upzoned to mid-rise development of 65-105 feet.

Pink and purple parcels will have height limits ranging from 120-180 feet, and the blue and green parcels will be upzoned for high-rise development, of 240 feet or greater.

The Rezoning and the Regional Housing Needs Assessment

- Each jurisdiction in California is required to have its Housing Element be certified by the State's Housing and Community Development Department.
- Certification involves, among other things, ensuring that the City has the zoning capacity to meet the city's obligations under the State's Regional Housing Needs Assessment (RHNA).
- RHNA is a Statewide planning process, in which future needs are forecasted for metropolitan areas, and then allocated to the individual cities and counties that administer land use planning.
- In San Francisco's case, the RHNA obligation requires the City to have realistic capacity for approximately 82,000 new housing units, at different economic levels, within an 8-year planning period ending in 2031.
- Of this 82,000 unit requirement, the City must create capacity for approximately 36,000 units.

Substitutions and Proposed Amendments

- On September 30, a new version of #250700 was substituted by Mayor Lurie, which made relatively minor zoning changes on a number of parcels. This analysis reflects those changes.
- On October 21, Supervisor Melgar proposed an amendment that would prohibit the use of the Local Program on any parcel containing more then two existing housing units, which would involve the demolition of a unit subject to rent control.
- Also on October 21, Supervisor Sauter introduced an amendment that creates incentives for developers to replace lost commercial space.
- As the language of these two amendments was made public less than one week ago, this report does not attempt to model their economic impact.

Economic Impact Factors

- When the City relaxes zoning controls, by reducing density restrictions or increasing allowable heights, more development projects will become financially feasible, and the supply of housing in the city will rise.
- This increased supply will put downward pressure on housing prices in the city. Cheaper housing benefits city residents who move within the city, and also makes San Francisco more affordable for new arrivals.
- The development of new housing also stimulates investment and employment in construction and related industries.
- The population growth associated with new housing also stimulates the local economy, by expanding the numbers of workers and consumers.
- On the other hand, the limited amount of vacant lots in the city means that new housing generally involves the loss of existing buildings, including both residential and commercial properties. This can impose relocation and other costs on residential and commercial tenants.

Estimating the Likelihood of New Housing Development

- The amount of new housing that the rezoning will produce is an important contributor to its economic impact. To estimate this, OEA refined a statistical model that it has used since 2016 to estimate the impact of policy changes on housing production in the city[1].
- The model was the result of statistical analysis of housing production in San Francisco over the 2004-2024 period. Technical details on the model are provided in the Appendix.
- The first part of the model estimates the likelihood that multifamily housing will be developed on a given parcel, in a given year. The statistical analysis found that a parcel is more likely to develop when:
  - it has smaller existing buildings (or is vacant), and is located closer to downtown.
  - its zoning allows for a greater height, makes it eligible for the State Density Bonus, and does not restrict the number of units that may be constructed.
  - housing prices are relatively high, and construction costs are relatively low, compared to other years.

Estimating the Number of Units Produced

- The second part of the model estimates the number of units that will be produced when a parcel does develop housing. Based on past experience, the statistical analysis found that a parcel developing housing will produce more units when:
  - its land area and allowable maximum height are greater;
  - it is eligible for the State Density Bonus;
  - its zoning does not restrict the number of units that may be built.
- The OEA used the first part of the model to estimate the probability that housing will be built on a parcel over the next twenty years[2]. That probability was multiplied by the estimate of housing units from the second part, to create an expected number of housing units generated for each parcel over twenty years. When this is summed across all parcels, a citywide housing total is generated.
- This method was used to create estimates of housing production under the existing zoning, and the proposed rezoning. The difference is the estimate of housing that could be produced as a result of the proposed zoning changes.

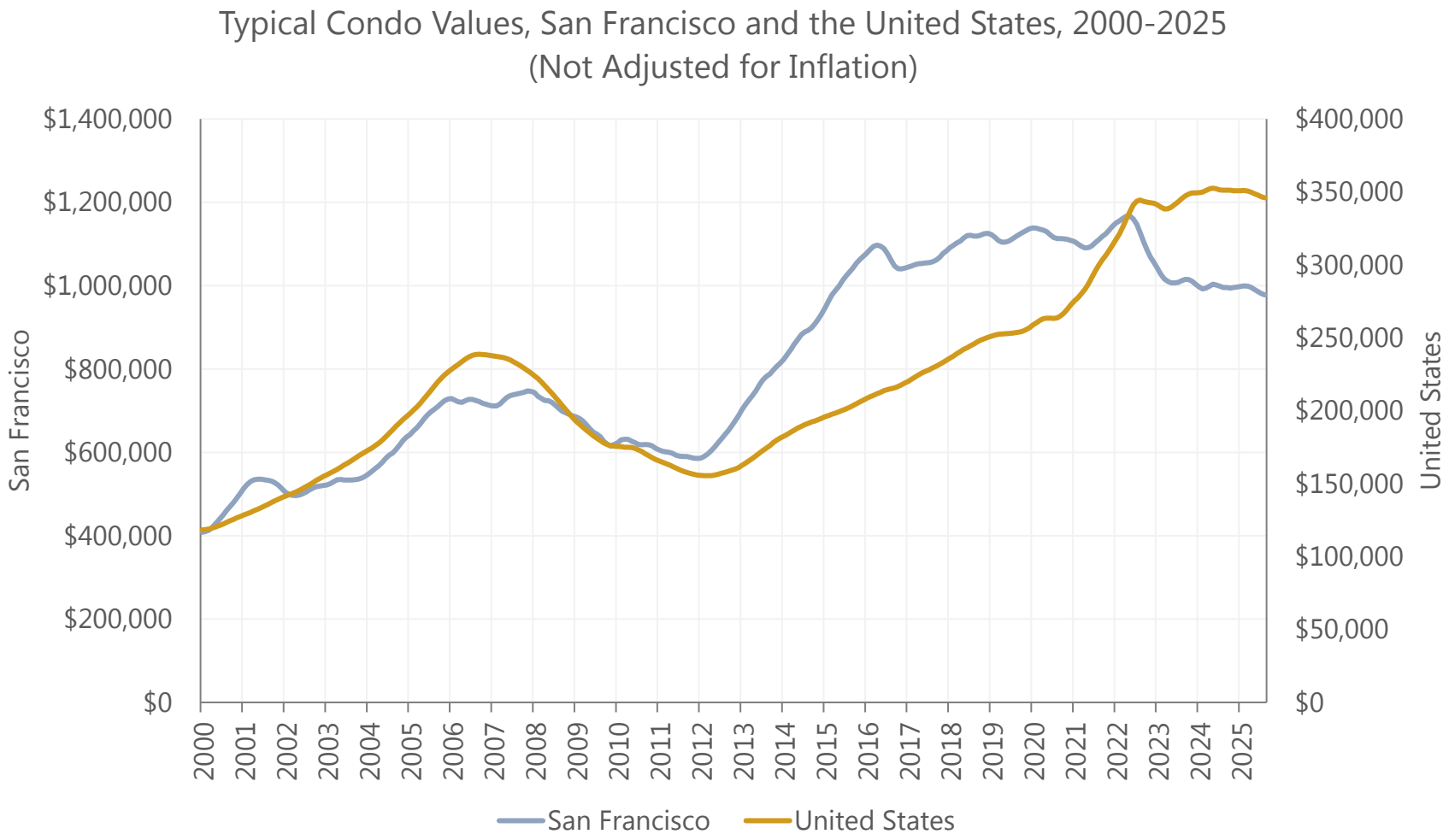
Limitations of the Housing Development Model

- The housing development model can forecast future housing development based on the city's past experience, but important caveats must be made.
- Because of data availability, not every factor that affects housing production could be included. Missing data may include features of the parcel itself, or policies that may have changed over the 2004-24 period, or vary within the aggregated zoning designations used by the model.
- Limited data also prevents the analysis of fine-grained policy changes in the proposed rezoning, such as restrictions on unit size and mix.
- Several new City and State policies that were intended to encourage housing production have been enacted in recent years, such as, for example, the City's 2023 Housing Production Ordinance (0248-23). The model may be unable to properly assess the impact of these policies in the future.
- Despite these limitations, the OEA believes this approach is well-suited to estimating housing production, for the purposes of economic impact reporting.

Future Housing Market Scenarios

- As noted earlier, the amount of housing that will be produced as a result of the rezoning, and its economic impact, will depend on future housing market conditions. This creates an additional level of uncertainty in the forecasts.
- Gauging future market conditions is further complicated by changes in the city's housing market since the COVID-19 pandemic, as described on the next page.
- To understand the scope of what could potentially happen, the OEA created two future scenarios for housing prices and costs in San Francisco.
- In a high-growth scenario, San Francisco's housing prices, relative to the U.S., return to pre-COVID levels by 2030, and grow at the city's pre-COVID rate after that. Construction costs are assumed to grow at the same rate as inflation.
- In a low-growth scenario, San Francisco's post-COVID relative housing prices are assumed to represent a "new normal," and housing prices are assumed to grow only at a national average level over the next twenty years. Construction costs are also assumed to grow at the same rate as inflation.

San Francisco and U.S. Housing Price Trends Since 2000



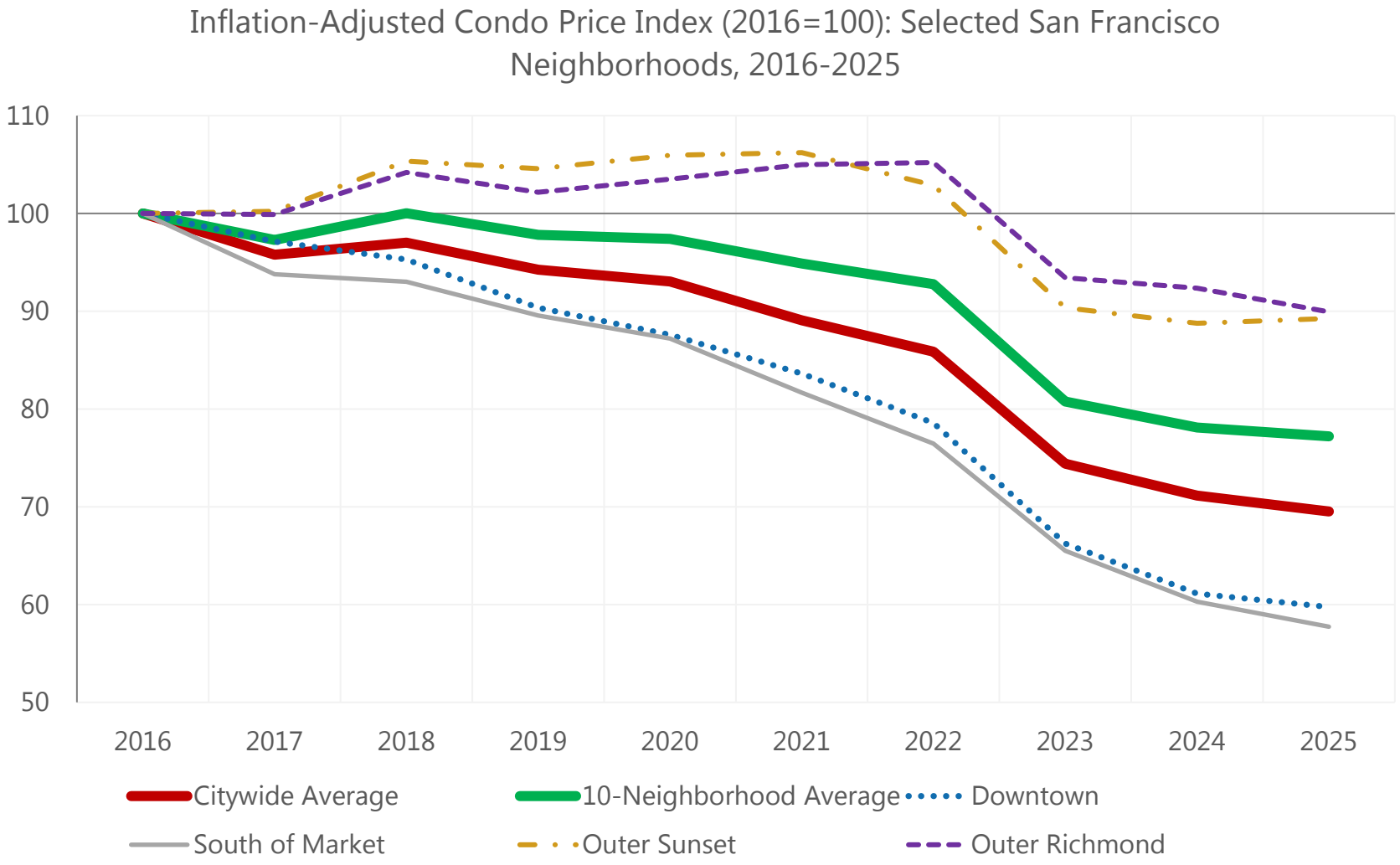
While San Francisco's housing has always been expensive, during the 2010s, average San Francisco condo prices rose much faster than the rest of the U.S., to as much as 5 times the typical U.S. price.

Since 2020, however, San Francisco condo prices have declined, despite rising inflation and rising U.S. condo prices. Adjusted for inflation, typical San Francisco condo prices in 2025 are 25% lower than they were in 2019.

Among other factors, the increase in remote office work during COVID has reduced the value of a residence near large office employment centers like downtown San Francisco.

Source: Zillow. Data retrieved October 1, 2025.

Housing Price Trends Within the City



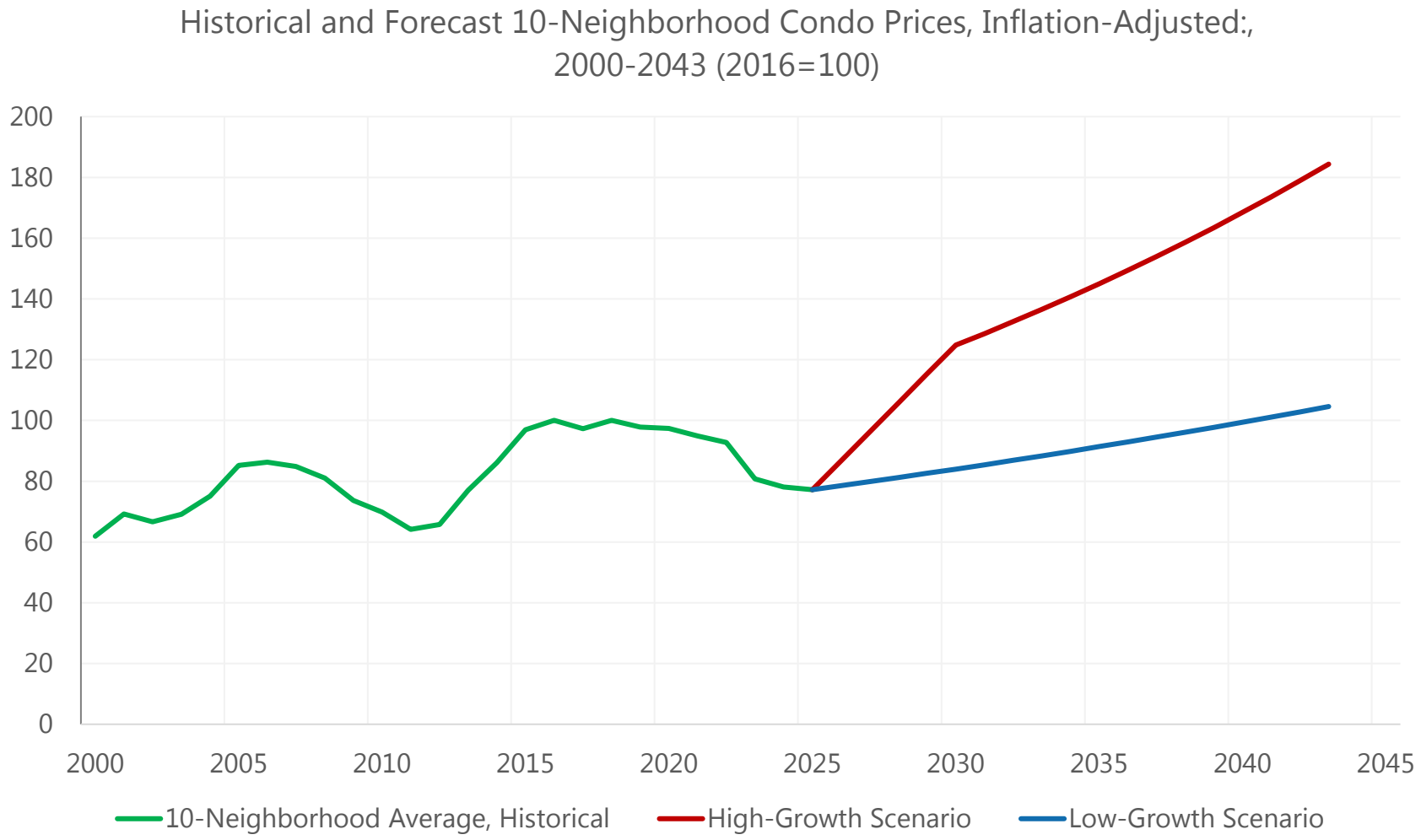
Source: Zillow. Data retrieved October 1, 2025.

The reduced value of a downtown location has also shifted multifamily price patterns within the city.

Condos in neighborhoods like Downtown and South of Market have experienced inflation-adjusted price drops of more than 40% since 2016, while the Richmond and Sunset have fallen by far less.

Because most multifamily housing in the city is near downtown, but most of the proposed rezoning is not, the use of a citywide average condo price index is inappropriate. This analysis uses an average price across the 10 Zillow neighborhoods most affected by the zoning, which is somewhat higher than the citywide average.

High and Low Growth Scenario Price Forecasts

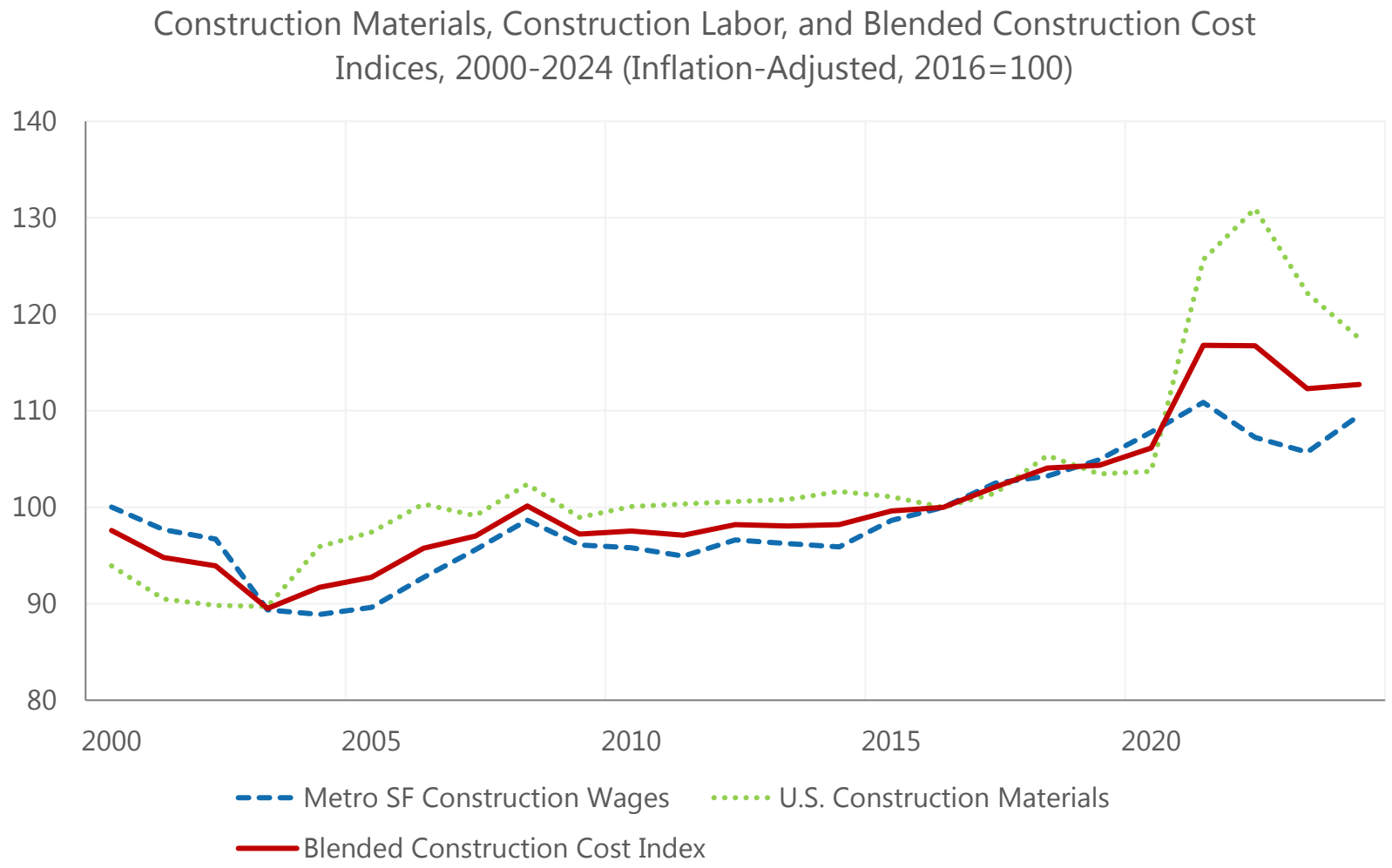


Our high-growth scenario assumes that San Francisco's housing prices, relative to the U.S., return to pre-pandemic levels by 2030, and then grow at the city's long-term average rate until 2045. This implies a rapid growth in housing prices over the next five years, of over 10% per year.

In the low-growth scenario, the post-COVID housing market represents a new normal, and San Francisco housing prices are assumed to grow only at the U.S. long-term rate at 1.8% per year, in inflation-adjusted dollars. Under this assumption, San Franciso housing prices would not recover to their pre-COVID peak, in inflation-adjusted dollars, until 2041.

Source: Zillow. 10 Neighborhoods are Buena Vista, Polk Gulch, Inner Sunset, Marina, Mission, North Waterfront, Outer Sunset, Outer Richmond, Inner Richmond, and Western Addition.

Construction Cost Trends and Scenarios



Source: Bureau of Economic Analysis; U.S. Census Bureau, "Quarterly Workforce Indicators

The housing development model uses two measures of construction costs: materials cost and local construction industry wages. They are blended into a single index for modeling purposes. Details are in the Appendix.

The cost of construction materials and local wages have grown faster than overall inflation, particularly in the last few years. In 2024, real construction materials costs were 18% higher, and real local wages were 10% higher, than they were in 2016.

In both the high-growth and low-growth scenarios, the blended index is assumed to grow at 0% (after inflation) over the 2026-2045 period. This reflects an assumption that both labor and material costs inflation will revert to the broader rate of inflation in the long term.

Housing Production Forecasts Under Current Zoning

Planning District	Historic, 2000-24	Low-Growth Scenario Forecast, 2026-45	High-Growth Scenario Forecast, 2026-45
Buena Vista	975	43	90
Central	72	192	390
Downtown	289	112	230
Ingleside	0	58	120
Inner Sunset	123	28	59
Marina	131	126	263
Mission	187	197	406
Northeast	449	136	283
Outer Sunset	15	16	33
Richmond	0	23	47
South Central	0	6	11
Western Addition	997	658	1,265
Total	3,238	1,594	3,199

Generally, the housing development model forecasts that the current zoning will produce fewer units in the next 20 years than the numbers of units that were produced in the last 20 years.

The table to the left only covers the portion of each planning district that is in the proposed rezoning area. In total, under the current zoning, the model forecasts 1,594 or 3,199 units under the low- and high-growth forecasts, respectively, while 3,238 units were built in the same areas over the 2000-2024 period.

On the next two pages, the model's forecasts of the additional housing created by the proposed zoning is discussed.

Source: For historic housing production, San Francisco Planning Department

Forecast Net Effect of the Zoning

- As shown in the table below, under the low-growth and high-growth scenarios described earlier, the rezoning would lead to 8,504 and 14,646 additional housing units, beyond what would be produced under current zoning, over the next 20 years.

Low Growth Scenario	**Units**
20-Year Housing Production, Existing Zoning	1,594
20-Year Housing Production, Proposed Rezoning	10,098
Effect of Proposed Rezoning	8,504

High Growth Scenario	**Units**
20-Year Housing Production, Existing Zoning	3,199
20-Year Housing Production, Proposed Rezoning	17,845
Effect of Proposed Rezoning	14,646

Summary by Current Zoning District

		Low-Growth			High-Growth		
Current Zoning[3]	Number of Parcels	Average Housing Likelihood, Current	Average Housing Likelihood, Proposed	Change in Housing Units	Average Housing Likelihood, Current	Average Housing Likelihood, Proposed	Change in Housing Units
RH1	43,009	0.001%	0.205%	798	0.003%	0.446%	1,731
RH2	26,486	0.002%	0.259%	576	0.005%	0.565%	1,250
RH3_RM1	13,741	0.009%	0.347%	547	0.018%	0.756%	1,186
Office/Commercial	114	0.570%	0.780%	48	1.185%	1.639%	104
Public	239	0.060%	1.450%	3,483	0.122%	2.560%	4,814
Density-Restricted Multifamily	7,079	0.336%	0.490%	3,007	0.674%	1.026%	5,467
Form-Based Multifamily	2,053	0.725%	0.725%	46	1.502%	1.502%	94
Total	92,721			8,504			14,646

The table to the left breaks out the results by current zoning. It illustrates how many rezoned parcels are in the RH-1, RH-2, and RH-3 or RM-1 residential zones, primarily in the western side of the city. These areas will see a substantial increase in the likelihood of developing housing over the next 20 years, but the chances are still small, so those 83,000+ parcels are only forecast to produce about additional 4,200 housing units by 2045, in the high growth scenario.

Fewer Public parcels (generally owned by the City or SFUSD) are larger, and more likely to develop housing through the rezoning, though this depends on the owner's decisions.

Estimating the Loss of Existing Residential Units

- To evaluate the economic impact, OEA calculated the net increase in housing units.
- In the low-growth scenario, 463 more units would be lost under the proposed zoning than under current zoning, over the 20-year forecast period. In the high-growth scenario, 1,031 more housing units would be lost. These losses represent a 6-8% of the housing units gained as a result of the rezoning. Amendments proposed on October 20th may reduce these losses, along with overall housing production.
- The loss of existing housing slightly dampens the housing price reductions associated with the rezoning, and may impose financial harms on existing tenants. City and State law heavily restricts, but does not prohibit, the eviction of tenants for the purpose of demolition, or the demolition of rent-controlled housing. These events have been quite rare in recent decades. If this occurs, tenants are entitled to relocation payments.
- Without any way to meaningfully estimate the number of evictions or demolitions of rent-controlled units, or the financial impact on tenants, this report does not attempt to quantify these potential costs.

Impacts on Housing Prices

- The responsiveness of housing prices to increases in housing supply is a function of price elasticities of supply and demand, which the OEA has estimated in past research[4].
- The elasticities imply that the proposed rezoning would lead to a -2.5% to -4.2% change in housing prices in the city, depending on the scenario. For context, those percentages are also expressed in terms of current housing prices and apartment rents.

	Low Growth Scenario	**High Growth Scenario**
Net Change in Housing Supply (units produced less demolitions)	8,041	13,615
Percentage Change in Housing Supply[5]	2.0%	3.4%
Price Elasticity of Demand	-0.7	-0.7
Price Elasticity of Supply	0.1	0.1
Percent change in housing prices	-2.5%	-4.2%
Corresponding change in condo prices[6]	-$24,500	-$41,600
Corresponding change in annual apartment market rents[7]	-$903	-$1,529

Estimating Relocation and Disruption Costs

- To account for the impact on commercial businesses, OEA estimated potential displacement costs. Details are provided in the Appendix.
- Displaced businesses are estimated to occupy commercial space ranging from approximately 1.5 to 2.6 million square feet, depending on the scenario. This displacement would occur over twenty years, and it is highly likely that the rezoning would lead to an increase in the amount of commercial space in the city.
- Annual business disruption and relocation costs range from $16 to $28 million, in today's dollars.

	Low Growth	High Growth
Loss of occupied commercial space (million sf)	1.5	2.6
Disruption-relocation cost/sf	$190	$190
Annual disruption/relocation cost (2025 $ million)	$16	$28

REMI Economic Impact Simulation

- Based on the economic impact factors described earlier, the OEA used the REMI model to measure the net economic impact of the changes associated with the high and low growth scenarios to the city's economy over the 2026-2045 period:
  - An increase in the city's residential capital stock of $8.0 billion (low growth) to $13.5 billion (high growth) in today's dollars, representing the investment associated with the new units forecast under the two scenarios. These figures are calculated by multiplying the net increase in units by average prices.
  - A reduction in citywide housing prices, reaching 2.5% (low growth) and 4.2% (high growth) by 2045.
  - Annual business disruption and relocation costs for retail businesses of $16 million (low growth) and $28 million (high growth) in today's dollars, until 2045.

Economic Impact Assessment

- In the low-growth scenario, the city's GDP would be $560 million larger, in today's dollars, on average over the 2026-45 period. Total employment in the city would be approximately 3,000 more than under the current zoning, on average over the period.
- In the high-growth scenario, the city's GDP growth would be $940 million larger than under current zoning, in 2025 dollars. Employment would be about 5,000 higher.
- Employment gains are expected in every sector, but would be most heavily concentrated in the construction, health care, real estate, and accommodations and food services sectors.
- Despite the displacement of businesses, retail trade is forecast to grow as a result of the population and economic growth created by the proposed rezoning, adding about 210 jobs in the low-growth scenario and about 350 jobs in the high-growth scenario.
- Like most major policies, the proposed rezoning involves benefits and costs. Our analysis suggests the proposed rezoning's positive impact on the city's economy, from lower housing prices and construction, outweighs the negative impact from displaced businesses, by a factor of approximately 22:1.

Conclusions

- The context for housing development in San Francisco has changed profoundly in the past several years. Since 2019, after adjusting for inflation, condo prices in San Francisco have dropped by 25%, while our blended construction cost index has risen by 8%.
- Given this starting point, an expansive rezoning effort, like the proposed Family Zoning plan, will be challenged to match the 2010s levels of new housing development in the city, even under an optimistic high-growth scenario.
- Nevertheless, under both scenarios considered in this report, the proposed rezoning would lead to a significant increase in the city's housing supply, and have broadly positive effects on housing prices and the city's broader economy. The benefits of new residential investments and lower housing prices are projected to outweigh the costs of business interruption and displacement by a factor of roughly 22:1.
- If market conditions were such that the 36,000 unit target was achieved, as a result of the rezoning, the economic impact on the city would likely be significantly more positive than the estimates in this report.

Footnotes

1. See, for example, Inclusionary Housing Working Group: Preliminary Report September 2016.
2. Three large parcels were excluded from the analysis: Laguna Honda Hospital, and the USF Main and Lone Mountain campuses. While all three parcels receive height increases in the proposed rezoning, their size and unique uses makes them unsuitable for the model. If the model could accurately estimate the amount of housing likely to occur on those parcels, the total housing estimate reported in this report would be larger.
3. These are the aggregate zoning classifications used by the model. See the Appendix for details.
4. See Potential Effects of Limiting Market-Rate Housing in the Mission.
5. Assuming 406,000 housing units in the city.
6. Based on Zillow's 2025 average condo prices for San Francisco.
7. Based on 2025 average apartment asking rents, from ApartmentList.

Appendix

- Housing Development Model
  - Methodology
  - Data sources
  - Model coefficients and performance
  - Scenario Inputs
  - Zoning District Classification
  - Logic of Applying the Model to the Proposed Rezoning
- Estimates of Business Interruption and Relocation Costs

Appendix: Housing Development Model: Methodology

- The housing development model is a two-stage step model. The first stage is a logistic regression, covering every parcel in the city, except those subject to a development agreement, over the 2004-2024 period.
- The dependent variable of the logistic regression is 1 if the parcel produced housing in a given year, and 0 otherwise. Parcels that produce housing in a given year were removed from the dataset for subsequent years. Independent variables, reflecting existing land use, market conditions, and zoning, are listed on the next page.
- The second stage is a regression model including all parcels that produced multifamily housing with more than 10 units, over the 2004-24 period. The dependent variable is the number of units produced on the parcel, and the independent variables are the parcel's "building envelope" (its area multiplied by its allowable height), and two interaction variables: the building envelope times a dummy indicating if the parcel was eligible for the State Density Bonus in that year, and the building envelope times a dummy indicating if the parcel was subject to density-restricted zoning in that year. The intercept of the model was fixed at zero.

Appendix: Housing Development Model: Methodology

- The models' coefficients were used in a forecast that calculated the log-likelihood of development for each rezoned parcel, in each of the forecast years 2026-2045, using the site and zoning information, and the price and cost assumptions for each year (shown on the next page). The log-likelihoods were converted into annual probabilities, from which a 20-year probability of development was calculated.
- The model coefficients were also used to calculate a units estimate; the 20-year probability times the units estimate is the expected number of units produced on that parcel in the 20-year forecast period.
- The forecast model was run for both the current and the proposed zoning. See the section "Logic of Applying the Model to the Proposed Rezoning" for more details.
- Three parcels were excluded from the forecast: Laguna Honda Hospital, the University of San Francisco Main Campus, and the University of San Francisco Lone Mountain Campus. While some housing may be built on those parcels in the forecast period, the model is not well-suited for large parcels with unique uses like these.

Appendix: Housing Development Model: Data Sources

Variable Description	Variable	Data Source
Height limit for site in ft	Height_Ft	Planning Department, Zoning Districts
Area for lot in 1000 sq ft	Area_1000	Planning Department, Land Use Database 4/16/25
Extisting building square footage in 1000 sq ft	Bldg_SqFt_1000	Planning Department, Land Use Database 4/16/25
Residential Existing Use using ResUnits (Dummy)	Res_Dummy	Planning Department, Land Use Database 4/16/25
Historic Status for Parcel (Dummy)	Historic	Planning Department, Land Use Database 4/16/25
Real Construction Cost Variable, 2 years prior	Construc_Cost_Real	a 60/40 average of Real Construction Materials PPI and Real San Francisco MSA Construction Wages, 2016=100
10-Neighborhood Housing Price Index (Zillow), Real, 2 years prior	Zillow_Price_Real	SF real condo prices per Zillow, 2016=100
Dummy indicating eligibility for State Density Bonus, 2016 forward	SDB_2016_5Plus	Calculated from Zoning Districts
Zoning dummy: Office/Commercial	zp_OfficeComm	Planning Department, Zoning Districts
Zoning dummy: Density Restricted Multifamily, RTO = Form Based	zp_DRMulti_RTO	Planning Department, Zoning Districts
Zoning dummy: Form Based Multifamily, RTO = form based	zp_FBDMulti_RTO	Planning Department, Zoning Districts
Zoning dummy: Industrial / Production, Distribution & Repair	zp_PDRInd	Planning Department, Zoning Districts
Zoning dummy: Public/Open Space	zp_Public	Planning Department, Zoning Districts
Zoning dummy: Redevelopment Area	zp_Redev	Planning Department, Zoning Districts
Zoning dummy: Residential 2-Family (2 Units per Lot)	zp_RH2	Planning Department, Zoning Districts
Zoning = Residential 3-Family or Res Mixed (1/800 sqft)	zp_RH3_RM1	Planning Department, Zoning Districts
Planning District dummy variables	DIST_<District Name>	Planning District from Assessor's Secured Roll DB

Appendix: Logistic Regression Coefficients

Variable Description	Variable	Coeff	StdErr	WaldChiSq	Prob>Chi Sq
Intercept	Intercept	(1.6226)	1.2829	1.5998	0.2059
Height limit for site in ft	Height_Ft	0.0017	0.0007	4.9693	0.0258
Area for lot in 1000 sq ft	Area_1000	0.0049	0.0009	30.6563	0.0000
Envelope Area in 1000 sq ft (area/1000*ht/10)	Env_1000_Area_Height	0.0002	0.0001	5.0369	0.0248
Extisting building square footage in 1000 sq ft	Bldg_SqFt_1000	(0.0023)	0.0007	10.7241	0.0011
Residential Existing Use using ResUnits (Dummy)	Res_Dummy	(0.8231)	0.1222	45.3669	0.0000
Historic Status for Parcel (Dummy)	Historic	(1.0378)	0.1271	66.6847	0.0000
Real Construction Cost Variable	Construc_Cost_Real	(0.0992)	0.0129	58.8929	0.0000
SF Housing Price Index (Zillow), Real	Zillow_Price_Real	0.0143	0.0053	7.1326	0.0076
Dummy for State Density Bonus, 5+ Unit Sites, 2016 forward	SDB_2016_5Plus	0.6303	0.1608	15.3724	0.0000
Zoning = Office/Commercial	zp_OfficeComm	4.2634	0.4873	76.5337	0.0000
Zoning = Density Restricted Multifamily, RTO = Form Based	zp_DRMulti_RTO	4.2450	0.4523	88.0989	0.0000
Zoning = Form Based Multifamily, RTO = form based	zp_FBDMulti_RTO	5.0508	0.4640	118.4768	0.0000
Zoning = Industrial / Production, Distribution & Repair	zp_PDRInd	3.4115	0.4790	50.7257	0.0000
Zoning = Public/Open Space	zp_Public	1.2491	0.8385	2.2190	0.1363
Zoning = Redevelopment Area	zp_Redev	4.5361	0.4999	82.3213	0.0000
Zoning = Residential 2-Family (2 Units per Lot)	zp_RH2	0.2674	0.6672	0.1607	0.6885
Zoning = Residential 3-Family or Res Mixed (1/800 sqft)	zp_RH3_RM1	1.3187	0.6064	4.7289	0.0297

Appendix: Logistic Regression Coefficients (Continued)

Variable Description	Variable	Coeff	StdErr	WaldChiSq	Prob>Chi Sq
District = South Bayshore	DIST_SBayshore	(1.4824)	0.3179	21.7380	0.0000
District = Bernal Heights	DIST_BernalHts	(1.7011)	0.6087	7.8100	0.0052
District = South Central	DIST_Scentral	(1.7307)	0.3867	20.0267	0.0000
District = Central	DIST_Central	(1.1523)	0.3353	11.8102	0.0006
District = Buena Vista	DIST_BuenaVista	(2.5369)	1.0188	6.2010	0.0128
District = Northeast	DIST_Northeast	(1.4171)	0.2539	31.1439	0.0000
District = Western Addition	DIST_WestAddition	(0.6831)	0.2362	8.3630	0.0038
District = South of Market	DIST_SOMA	(0.0756)	0.1903	0.1579	0.6911
District = Inner Sunset	DIST_InnerSunset	(1.6187)	0.4882	10.9939	0.0009
District = Richmond	DIST_Richmond	(2.8019)	0.5355	27.3716	0.0000
District = Ingleside	DIST_Ingleside	(1.8670)	0.4925	14.3711	0.0002
District = Outer Sunset	DIST_OuterSunset	(2.6147)	0.6098	18.3867	0.0000
District = Marina	DIST_Marina	(1.2492)	0.3253	14.7457	0.0001
District = Mission	DIST_Mission	(1.0938)	0.2380	21.1176	0.0000

Omitted Variables for Groups of Dummy Variables:

Omitted zoning = RH1

Omitted district = Downtown

Appendix: Units Regression Coefficients

Variable Description	Variable	Coeff	St Error	T-Stat
Simple building envelope (area/1000 * ht/10)	Env_1000_Area_Height	0.4252	0.0159	26.72
State Density Bonus * Simple Bldg Envelope (5+ Unit Sites, 2016 forward)	SDB_2016_5Plus_EnvFull	0.4385	0.0389	11.28
Simple Bldg Envelope only if density-restricted	Zoning_DR_EnvFull	(0.1601)	0.0174	(9.22)

Note: Model removes largest 5% (Positive and Negative) residual outliers

Appendix: Model Performance

Logistic Regression	
Number of Observations	3,369,573
Number with Dependent Variable = 1	422
Pseudo R-Square	0.000611
Max Rescaled R-Square	0.244596

Units Regression	
Number of Observations	383
R-Sq	0.867779
Adj R-Sq	0.866735
Dependent Mean Value	81.87206
Standard Error of Regression	48.40184

Appendix: Zoning Classifications

- The table below shows the correspondence between the City's zoning districts, and the aggregate zoning variables in the model.

Zoning Variable	Zoning Districts
zp_RH1	C-2/RH-1(D); RH-1(D)/C-2; C-M/RH-1; M-1/RH-1; NC-1/RH-1; NC-1/RH-1/RH-2; NC-2/RH-1; NC-2/RH-1(D); NC-3/RH-1; NCD/RH-1; NCD/RH-1(D); NC-S/RH-1; NCT-OCEAN/RH-1(D); NCT/RH-1(D); P/P-W/RH-1; P/RH-1; P/RH-1(D); P/RH-1/RH-1(D); P/RH-1/RH-2; RH-1; RH-1(D); RH-1(D)/NC-2; RH-1(D)/RH-1; RH-2/RH-1; RH-2/RH-1(D); RH-1(D)/RH-2; RH-1(D)/RM-1; RH-1(S); RH-1/C-M; RH-1/M-1; RH-1/NC-1; RH-1/NC-2; RH-1/NC-3; RH-1/NC-S; RH-1/RH-1(D); RH-1/RH-2; RH-1/RH-2/RM-1; RH-1/RM-1; RM-1/RH-1; RH-3/RH-1
zp_RH2	NC-1/RH-1/RH-2; P/RH-1/RH-2; RH-2/RH-1; RH-2/RH-1(D); RH-1(D)/RH-2; RH-1/RH-2; RH-1/RH-2/RM-1; M-1/RH-2/RM-1; MUR/RH-2; NC-1/RH-2; NC-2/RH-2; NC-3/RH-2; NCD/RH-2; NC-S/RH-2; NCT-GLEN PARK/RH-2; NCT-OCEAN/RH-2; NCT/RH-2; P/RH-2; P/RM-1/RH-2; RH-2; RH-2/NC-1; RH-2/NC-2; RH-2/NC-3; RH-2/RH-3; RH-2/RM-1; RM-1/RH-2; RH-2/RM-2; RM-2/RH-2; RH-2/RM-3; RM-3/RH-2; RH-3/RH-2
zp_RH3_RM1	RH-1/RH-2/RM-1; M-1/RH-2/RM-1; P/RM-1/RH-2; RH-2/RH-3; RH-2/RM-1; RM-1/RH-2; RH-3/RH-2; RH-1(D)/RM-1; RH-1/RM-1; RM-1/RH-1; RH-3/RH-1; C-2/RH-3; C-2/RM-1; C-2/RM-1/RM-4; C-M/RM-1; HP-RA/RM-1; M-1/RM-1; M-2/RH-3; NC-1/RM-1; RM-1/NC-1; NC-2/RH-3; NC-2/RM-1; NC-3/RH-3; NC-3/RM-1; NCD/RH-3; NCD/RH-3/UPR MARKET; NCD/RH-3/UPR MARK; NCD/RH-3/VALENCIA; NCD/RM-1; NCD/RM-1/SACRAMENTO; NCD/SACRAMENTO ST; NCD/SACRAMENTO/RM-1; NCD/RM-1/SACRAMEN; NCT-DIVISADERO/RH-3; NCT-DIVISADERO/RM-1; NCT/RH-3; NCT/RM-1; P/PM-R/RM-1; P/RH-3; P/RM-1; PM-MU2/PM-OS/PM-R/RM-1; PM-R/RM-1; RH-3; RH-3/C-2; RH-3/HAYES; RH-3/M-2; RH-3/NC-2; RH-3/RM-1; RM-1/RH-3; RH-3/RM-2; RM-2/RH-3; RH-3/RM-3; RM-3/RH-3; RH-3/RSD; RH-3/VALENCIA; RM-1; RM-1/C-M; RM-1/C-M/M-1; RM-1/NC-3; RM-1/RM-2; RM-1/RM-3; RM-1/RM-4; RM-1/SACRAMENTO
zp_OfficeComm	C-2/RH-3; C-2/RM-1; C-2/RM-1/RM-4; C-M/RM-1; RH-3/C-2; RM-1/C-M; RM-1/C-M/M-1; C-2/RH-1(D); RH-1(D)/C-2; C-M/RH-1; RH-1/C-M; C-2; C-2/M-1; C-2/M-1/P; C-2/P; C-3-G; C-3-G/C-3-R; C-3-G/C-M; C-3-G/RC-4; C-3-O; C-3-O(SD); C-3-O(SD)/P; C-3-O(SD)/TB DTR; C-3-O/C-3-O(SD); C-3-O/C-3-R; C-3-O/C-3-S; C-3-O/C-3-S/P; C-3-O/TB DTR; C-3-R; C-3-S; C-3-S/P; C-M; C-M/M-1; CMUO; CMUO/MUR; CMUO/P; MUO; NCD/C-2; P/C-3-R; RM-3/C-2; RM-4/C-2; WMUO

Appendix: Zoning Classifications (Continued)

Zoning Variable	Zoning Districts
zp_DRMulti_RTO	NC-2/P; NC-3/P/RM-3; NCD/P; NC-S/P; P/NC-S; P/NC-2; P/RC-4; P/RM-2; P/RM-3; C-2/RM-1/RM-4; C-3-G/RC-4; NCD/C-2; RM-3/C-2; RM-4/C-2; NC-1/RM-1; RM-1/NC-1; NC-2/RH-3; NC-2/RM-1; NC-3/RH-3; NC-3/RM-1; NCD/RH-3; NCD/RH-3/UPR MARKET; NCD/RH-3/UPR MARK; NCD/RH-3/VALENCIA; NCD/RM-1; NCD/RM-1/SACRAMENTO; NCD/SACRAMENTO ST; NCD/SACRAMENTO/RM-1; NCD/RM-1/SACRAMEN; RH-3/HAYES; RH-3/NC-2; RH-3/RM-2; RM-2/RH-3; RH-3/RM-3; RM-3/RH-3; RH-3/RSD; RH-3/VALENCIA; RM-1/NC-3; RM-1/RM-2; RM-1/RM-3; RM-1/RM-4; RM-1/SACRAMENTO; NC-1/RH-1/RH-2; NC-1/RH-2; NC-2/RH-2; NC-3/RH-2; NCD/RH-2; NC-S/RH-2; RH-2/NC-1; RH-2/NC-2; RH-2/NC-3; RH-2/RM-2; RM-2/RH-2; RH-2/RM-3; RM-3/RH-2; NC-1/RH-1; NC-2/RH-1; NC-2/RH-1(D); NC-3/RH-1; NCD/RH-1; NCD/RH-1(D); NC-S/RH-1; RH-1(D)/NC-2; RH-1/NC-1; RH-1/NC-2; RH-1/NC-3; RH-1/NC-S; 24TH-MISSION; 24TH STREET- NOE VALL; 24TH-NOE; BROADWAY; BROADWAY NEIGHBORHOOD; C-2/RM-4; CASTRO STREET NEIGHBO; CASTRO; CCB; CRNC; CR-NC; CRNC/CVR; CR-NC/CVR; CRNC/RM-4; CVR; DTR/RC-4; FILLMORE; HAIGHT; HAIGHT STREET NEIGHBO; HAYES; HAIGHT STREET NEIGHBO; INNER CLEMENT; INNER CLEMENT STREET; INNER SUNSET; INNER SUNSET NEIGHBOR; M-1/NC-2; M-1/RM-2; M-1/RSD; NC-1; NC-1/RM-2; NC-1/RM-3; NC-2; NC-2/M-1; NC-2/NC-3; NC-3/NC-2; NC-2/RM-3; NC-2/RM-4; NC-3; NC-3/RC-4; NC-3/RM-3; NC-3/RM-4; NCD; NCD/; NCD/24TH STREET- NOE VALL; NCD/24TH STREET-; NCD/24TH-MISSION; NCD/24TH-NOE; NCD/24TH-NOE-VALLE; NCD/24TH-NOE-VALLEY; NCD/BROADWAY; NCD/BROADWAY NEIG; NCD/BROADWAY NEIGHBORHOOD; NCD/CASTRO; NCD/CASTRO STREET; NCD/CASTRO STREET NEIGHBO; NCD/EXCELSIOR OUTER MISSI; NCD/EXCELSIOR OUT; EXCELSIOR OUTER MISSI; NCD/FILLMORE; NCD/HAIGHT; NCD/HAIGHT STREET; NCD/HAIGHT STREET NEIGHBO; NCD/HAYES; NCD/HAYES NCT; NCD/HAYES NCT/RTO; NCD/INNER CLEMENT; NCD/INNER CLEMENT STREET; NCD/INNER SUNSET; NCD/INNER SUNSET NEIGHBOR; NCD/IRVING STREET NEIGHBO; NCD/IRVING STREET; NCD/IRVING; IRVING STREET NEIGHBO; NCD/JAPANTOWN NEIGHBORHOO; NCD/JAPANTOWN NEI; JAPANTOWN NEIGHBORHOO; NCD/JUDAH STREET NEIGHBOR; NCD/JUDAH; NCD/JUDAH STREET; JUDAH STREET NEIGHBOR; NCD/NC-1; NCD/NC-2; NCD/NC-3; NCD/NCT; NCD/NO BEACH; NCD/NORIEGA STREET NEIGHB; NCD/NORIEGA STREE; NCD/NORIEGA; NCD/NORTH BEACH NEIGHBORH; NCD/NORTH BEACH N; NCD/NORTH BEACH; NCD/NORTHBEACH; NCD/NORTH BEACH/RM-1; NCD/NORTHBEACH/RM-1; NCD/OUTER CLEMENT; NCD/OUTER CLEMENT STREET; NCD/OUTER CLEMENT STREET; NCD/PACIFIC; NCD/PACIFIC AVENU; NCD/PACIFIC/RM-3; NCD/PACIFIC;RM-3; NCD/PACIFIC AVENUE NEIGHB; NCD/POLK; NCD/POLK STREET N; NCD/POLK STREET NEIGHBORH; NCD/POLK/RC-3; NCD/POLK/RC-4; NCD/RC-3; NCD/RESIDENTIAL- HOUSE, O; NCD/RESIDENTIAL-; NCD/RM-2; NCD/RM-3; NCD/RM-3/PACIFIC; NCD/RTO; NCD/SACRAMENTO; NCD/SACRAMENTO STREET NEI; NCD/TARAVAL STREET NEIGHB; NCD/TARAVAL STREE; NCD/TARAVAL; NCD/UNION; NCD/UNION STREET; NCD/UNION STREET NEIGHBOR; NCD/UPPER FILLMORE NEIGHB; NCD/UPPER FILLMOR; NCD/UPPER FILLMORE; NCD/UPPERFILLMORE; NCD/UPPER MARKET STREET N; NCD/UPPER MARKET; NCD/UPR MARKET NC; NCD/UPR MARKET; NCD/UPR MARKET NCT; NCD/UPR MARKET NCT/; NCD/VALENCIA; NCD/WEST PORTAL; NCD/WEST PORTAL A; NCD/WEST PORTAL AVENUE NE; NCD/BAYVIEW; NCD/COLE VALLEY; NCD/CORTLAND AVENUE; NCD/GEARY BOULEVARD; NCD/GEARY BOULEVA; NCD/GEARY BOULEVARD/RH-2; NCD/GEARY BOULEVARD/RM-1; NCD/INNER BALBOA STREET; NCD/INNER BALBOA S; NCD/OUTER BALBOA STREET; NCD/ OUTER BALBOA STREET; NCD/OUTER BALBOA S; NCD/LOWER HAIGHT STREET; NCD/LOWER HAIGHT S; NCD/LOWER HAIGHT STREET/RH-3; NCD/LOWER POLK STREET; NCD/MISSION BERNAL; NCD/INNER TARAVAL STREET; NCD/INNER TARAVAL; NCD/SAN BRUNO AVENUE; NCD/LAKESIDE VILLAGE; NCD/LAKESIDE VILLAG; NC-S; NC-S/PM-R; NC-S/RM-3; NCT-DIVISADERO/RM-3; NCT/RM-3; NCT/RM-4; NO BEACH; OUTER CLEMENT; POLK; RC-3; RC-3/POLK; RC-3/RM-3; RC-4; RC-4/NC-3; RC-4/RH DTR; RC-4/RM-4; RED/SLR; RM-2; RM-2/M-1; RM-2/NC-1; RM-2/NC-2; RM-2/NO BEACH; RM-2/RM-3; RM-2/RM-4; RM-3; RM-3/NC-1; RM-3/NC-2; RM-3/NC-3; RM-3/NC-S; RM-3/RC-3; RM-3/RM-4; RM-4; RM-4/CR-NC; RM-4/NC-2; RM-4/NC-3; RM-4/RC-4; RSD; RSD/SLR; SACRAMENTO; SLR; SSO; UNION; UPR MARKET; VALENCIA; WEST PORTAL

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

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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

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

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

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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

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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.

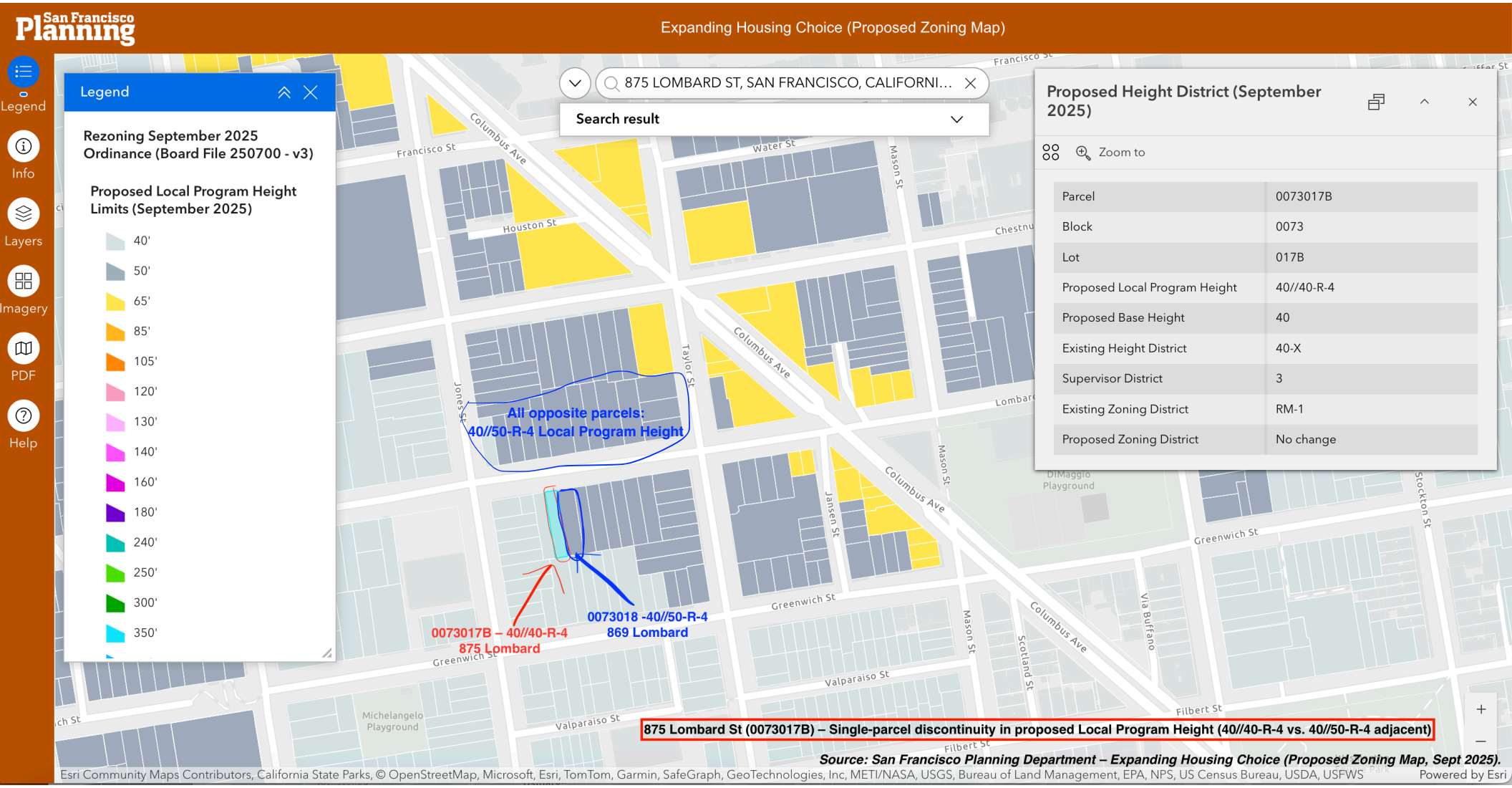
Sincerely,

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
Columbus Ave
Francisco St
Houston St
Water St
Mason St
Taylor St
Jones St
Jansen St
Greenwich St
Valparaiso St
Filbert St
Scotland St
Via Bufano
Stockton St
DiMaggio Playground
Michelangelo Playground
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

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,

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.
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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,

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.
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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,
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.

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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.
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,

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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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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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,
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.
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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,

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

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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,
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:
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,
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

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.

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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

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.

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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

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,

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.

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.

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

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 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:
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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.
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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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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

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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.

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

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Clerk of the Board Angela Calvillo,

Dear San Francisco Supervisors,

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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.

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:
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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,

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

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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.

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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.

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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

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Clerk of the Board Angela Calvillo,

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

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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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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.
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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
- 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,
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.

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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):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

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.

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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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
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

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,
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

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,
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.

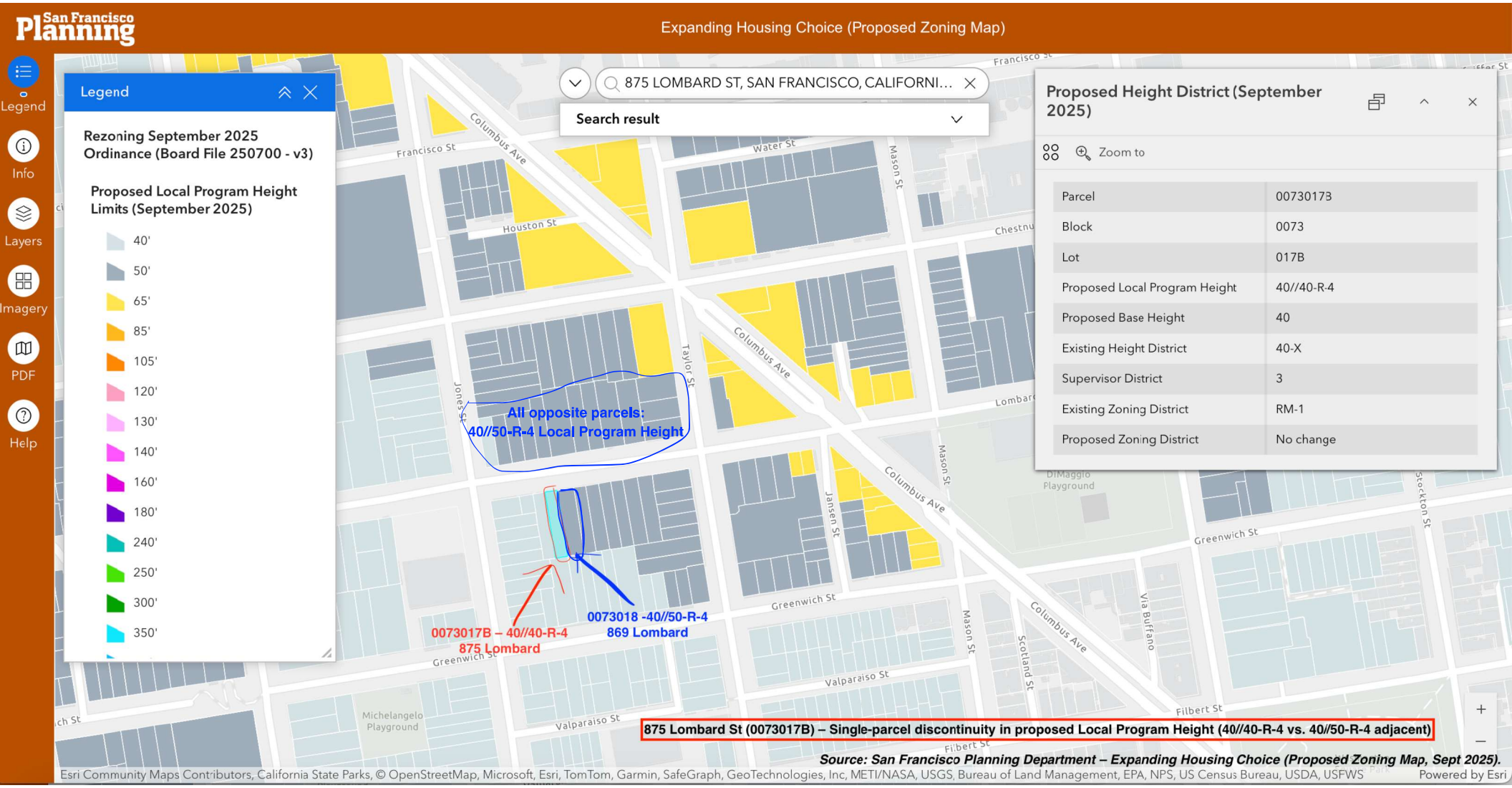
Sincerely,

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 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
Columbus Ave
Francisco St
Water St
Mason St
Houston St
Taylor St
Jones St
Jansen St
Greenwich St
Valparaiso St
Filbert St
Scotland St
Via Bufano
Stockton St
DiMaggio Playground
Michelangelo Playground
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

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,

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

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,

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.

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.
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,

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

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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):

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

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,

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.

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 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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Members of the Board of Supervisors,

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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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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,
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

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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,

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

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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

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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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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,
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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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

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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,
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

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.

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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,

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,
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

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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,
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,

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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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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

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,
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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Dear Board of Supervisors,

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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

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Members of the Board of Supervisors,

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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

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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,
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

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Members of the Board of Supervisors,

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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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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,

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

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,

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.

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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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,

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

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,

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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Members of the Board of Supervisors,

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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

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,

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

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Members of the Board of Supervisors,

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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

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,

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

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,
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:
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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,

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

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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,
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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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

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.
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 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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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,

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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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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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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

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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

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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 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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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

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!
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

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 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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Dear Board of Supervisors,

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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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Dear Board of Supervisors,

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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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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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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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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,

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

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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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 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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Members of the Board of Supervisors,

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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

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

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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

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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.

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

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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.
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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,

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,

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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:
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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

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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.

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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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

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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,
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

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.
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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:
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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

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,
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.

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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

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,

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

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,
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:
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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

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,

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

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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,

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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Members of the Board of Supervisors,

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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

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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

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Members of the Board of Supervisors,

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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,

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.

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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:
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.
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!

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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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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Members of the Board of Supervisors,

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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,

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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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Members of the Board of Supervisors,

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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

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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,
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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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.

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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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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,

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

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,
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.

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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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.

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,

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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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,
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

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,

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

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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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.

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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,

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,
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,

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,

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

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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

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,

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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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,

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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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

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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

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,

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

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,

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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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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Members of the Board of Supervisors,

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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.

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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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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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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,

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

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,
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

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.
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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,

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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. 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

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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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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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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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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,

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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Members of the Board of Supervisors,

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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

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

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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

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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

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 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

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.
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.
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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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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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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

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.
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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

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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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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,

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!

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

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,
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:
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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

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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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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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We call on you to:

- Drastically scale back the Mayor's upzoning maps
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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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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

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.

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,

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

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,
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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Members of the Board of Supervisors,

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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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Members of the Board of Supervisors,

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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

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,
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

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 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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Members of the Board of Supervisors,

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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

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Members of the Board of Supervisors,

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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

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,
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

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,
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

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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,
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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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:

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

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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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Members of the Board of Supervisors,

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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

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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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Members of the Board of Supervisors,

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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

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,

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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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

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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

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,

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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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

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,
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,

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,

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

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 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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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,

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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Members of the Board of Supervisors,

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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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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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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,

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

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.
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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