

FILE NO. 260087

Petitions and Communications received from January 22, 2026, through January 29, 2026, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on February 3, 2026.

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 will not be redacted.

From the Office of the Mayor (MYR), pursuant to Charter, Section 3.100, submitting an Acting Mayor Notice designating Board President Rafael Mandelman as Acting Mayor effective Tuesday, January 27, 2026, at 8:30 AM until 11:59 PM; Supervisor Myrna Melgar as Acting Mayor effective Wednesday, January 28, 2026, at 12:00 AM until 11:59 PM; and Supervisor Bilal Mahmood as Acting Mayor effective Thursday, January 29, 2026, at 12:00 AM until Friday, January 30, 2026 at 1:30 AM. Copy: Each Supervisor. (1)

From various departments, pursuant to Administrative Code, Section 12B.5-1(d)(1), submitting approved Chapter 12B Waiver Request Forms. 3 Forms. Copy: Each Supervisor. (2)

From the San Francisco Arts Commission (ART), submitting the agenda for the January 29, 2026, Civic Design Review Committee meeting. Copy: Each Supervisor. (3)

From the San Francisco Public Utilities Commission (SFPUC), submitting a response to a letter of inquiry issued by Supervisors Stephen Sherrill and Danny Sauter at the December 16, 2025, Board of Supervisors meeting. Copy: Each Supervisor. (4)

From the Department of Homelessness and Supportive Housing (HSH), pursuant to Administrative Code, Chapter 21B.3; Ordinance Nos. 10-25 and 38-24, submitting Chapter 21B Q2 Report for Fiscal Year (FY) 2025-2026. Copy: Each Supervisor. (5)

From the California Fish and Game Commission, submitting notices of proposed changes in regulations to big game and waterfowl hunting. 2 Notices. Copy: Each Supervisor. (6)

From The Fillmore Neighborhood Council (TFNC), regarding a proposed housing development at 1335 Webster Street. Copy: Each Supervisor. (7)

From Alejandro Chang, regarding traffic safety at Frederick Street. 2 Letters. Copy: Each Supervisor. (8)

From members of the public, regarding the Commission Streamlining Task Force. 2 Letters. Copy: Each Supervisor. (9)

From the Green Cross, regarding the cannabis industry. Copy: Each Supervisor. (10)

From Marcelo Fonseca, regarding the taxi industry. Copy: Each Supervisor. (11)

From Thomas Mann, regarding the San Francisco Ballet. Copy: Each Supervisor. (12)

From members of the public, regarding the San Francisco budget. 3 Letters. Copy: Each Supervisor. (13)

From Mark Baker, regarding Bay Lights 360 Project. Copy: Each Supervisor. (14)

From Barbara Bella and Vince Yuen, regarding San Francisco Health Code Article 19Q: Prohibiting the Sale of Flavored Tabacco Products. Copy: Each Supervisor. (15)

From members of the public, regarding the Hearing on the status and performance of the Central Subway, including ridership, station conditions, train frequencies and reliability, and future plans for extension; and requesting the Municipal Transportation Agency (SFMTA) to report. File No. 250761. 2 Letters. Copy: Each Supervisor. (16)

From Eileen Boken, regarding General Obligation Bond Election - Earthquake Safety and Emergency Response - Not to Exceed \$535,000,000. File Nos. 251216 and 251217. 2 Letters. Copy: Each Supervisor. (17)

From members of the public, regarding the San Francisco Centre. 2 Letters. Copy: Each Supervisor. (18)

From members of the public, regarding banning plastic cigarette filters. 8 Letters. Copy: Each Supervisor. (19)

From members of the public, regarding housing reform. 41 Letters. Copy: Each Supervisor. (20)

From Allison Arieff, regarding the Resolution urging the Municipal Transportation Agency (SFMTA) to develop and implement a plan for No Turn On Red (NTOR) at every signalized intersection in San Francisco and approve a citywide NTOR policy. File No. 231016; Resolution No. 481-23. Copy: Each Supervisor. (21)

From Steve Chan, regarding the proposed Ordinance ordering the summary street vacation of City property on unimproved street areas of Moraga and Noriega Avenues; finding the street vacation area is not necessary for the City's use; reserving easements related to support for the City-owned retaining wall from the street vacation properties and including other conditions to the street vacation; amending the Planning Code and Zoning Map to rezone the City property identified as Assessor's Parcel Block No. 2042, Lot Nos. 039-041 from P (Public)/OS (Open Space) to RH-2 (Residential Housing Two-family)/40-X, and to rezone parcels on Kensington Way adjacent to Vasquez Avenue shown on Assessor's Parcel Block No. 2923, Lot Nos. 010A and 024-027 from RH-

1(D)/40-X to Public/Open Space; affirming the Planning Commission's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of the Planning Code, Section 101.1 and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302. File No. 250814. Copy: Each Supervisor. (22)

From the Theatre District Neighbors, regarding the proposed Ordinance amending the Planning Code to authorize Movie Theaters that also operate as Bona Fide Eating Places to offer entertainment, cultural, artistic, dramatic, musical, or leisure activities, performances or exhibitions, and permit on-site wine, beer, and/or liquor, and make conforming changes in the Planning Code definitions of Bar and Bona Fide Eating Place uses; permitting certain Movie Theaters in the Upper Fillmore Neighborhood Commercial District to sell wine and/or beer without being subject to non-residential use size limits otherwise applicable in the District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302. File No. 251103. Copy: Each Supervisor. (23)

From members of the public, regarding the Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Parcel Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025). File No. 251138. 15 Letters. Copy: Each Supervisor. (24)

From Shaun Aukland, regarding the proposed Ordinance amending the Public Works Code to allow development projects to satisfy street tree planting requirements through payment of an in lieu fee or providing alternative landscaping; exempt accessory dwelling units from street tree planting requirements; eliminate appeals to the Board of Appeals for tree removals undertaken by City departments and commissions; and update in lieu fee reporting requirements; amending the Administrative Code to create a separate account within the Adopt-A-Tree Fund to receive in lieu fees for street tree requirements; amending the Planning Code to update street tree applicability requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302. File No. 251211. Copy: Each Supervisor. (25)

From members of the public, regarding the proposed Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2025 California Fire Code and portions of the 2024 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2026; adopting findings of local conditions pursuant to California Health and

Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings. File No. 251247. 40 Letters. Copy: Each Supervisor. (26)

From members of the public, regarding the proposed Ordinance amending the Administrative Code to expand the definition of tax exempt entities for use fees, updating the process for notification guidelines concerning film production activities that may cause parking or traffic obstructions, updating definitions for the film rebate program, updating the film rebate amounts, and authorizing the Executive Director to enter into licensing agreements for the use of the Film SF logo and other Film Commission trademarks on merchandise. File No. 251225. 9 Letters. Copy: Each Supervisor. (27)

From members of the public, regarding the proposed Resolution adding the commemorative street name "Stephen Tennis Way" to the 200 block of Eddy Street, in recognition of Stephen Tennis's decades of service, stewardship, leadership, and community-building in the Tenderloin neighborhood of San Francisco. File No. 251270. 2 Letters. Copy: Each Supervisor. (28)

From the Aviation-Impacted Communities Alliance (AICA), regarding the Hearing - Appeal of Final Environmental Impact Report Certification - SFO Recommended Airport Development Plan. File No. 251277. Copy: Each Supervisor. (29)

From L. Monast, regarding the Hearing of persons interested in or objecting to the de facto denial of a Conditional Use Authorization pursuant to Planning Code, Sections 303 and 317, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place (Assessor's Parcel Block No. 0132, Lot No. 009) identified in Planning Case No. 2024-011561CUA, to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X Height and Bulk District. (District 3) (Appellants: Katelin Holloway and Ben Ramirez) (Filed January 5, 2026). File No. 260021. Copy: Each Supervisor. (30)

From members of the public, regarding the proposed Resolution condemning Immigration and Customs Enforcement (ICE) for actions that have led to loss of life; urging state and federal partners to call for a third-party investigation on all deaths that have occurred as a result of actions taken by ICE officers; calling for a moratorium on ICE detention until a third-party investigation be conducted and corrective action be implemented; and reaffirming San Francisco's commitment to upholding Sanctuary City policies. File No. 260042. 3 Letters. Copy: Each Supervisor. (31)

From Erica Wang, regarding the proposed Resolution supporting California State Assembly Bill No. 1537, introduced by Assembly Member Isaac Bryan, which seeks to

prohibit peace officers from engaging in federal immigration enforcement activities through secondary employment, contracting, or volunteer service, and reaffirming San Francisco's commitment to community trust, public safety, and immigrant protections. File No. 260044. Copy: Each Supervisor. (32)

From Xiaojing Fang, regarding a proposed Amazon delivery center at 900 7<sup>th</sup> Street. Copy: Each Supervisor. (33)

**From:** [Lagunte, Richard \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [BOS-Operations](#)  
**Subject:** Acting Mayor 01.27.26-01.30.26  
**Date:** Tuesday, January 27, 2026 8:20:09 AM  
**Attachments:** [0794\\_001.pdf](#)

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Dear Supervisors,

Please see attached for a communication from the Office of the Mayor, submitting an Acting-Mayor notice, pursuant to Charter, Section 3.100, designating Board President Rafael Mandelman as Acting Mayor effective Tuesday, January 27, 2026, from 8:30 AM until 11:59 PM; Supervisor Melgar as Acting Mayor effective Wednesday, January 28, 2026 from 12:00 AM until 11:59 PM; and Supervisor Bilal Mahmood as Acting Mayor effective Thursday, January 29, 2026, from 12:00 AM until 1:30 AM on Friday, January 30, 2026.

Regards,

Richard Lagunte  
**Office of the Clerk of the Board – Operations Division**  
**San Francisco Board of Supervisors**  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
Voice (415) 554-7709 | Fax (415) 554-5163  
[richard.lagunte@sfgov.org](mailto:richard.lagunte@sfgov.org) | [www.sfbos.org](http://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.



January 27, 2026

Ms. Angela Calvillo  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Dear Ms. Calvillo,

Pursuant to Charter Section 3.100, I hereby designate Board President Rafael Mandelman as Acting Mayor effective Tuesday, January 27, 2026, from 8:30 AM until 11:59 PM; Supervisor Melgar as Acting Mayor effective Wednesday, January 28, 2026 from 12:00 AM until 11:59 PM; and I further designate Supervisor Bilal Mahmood as Acting Mayor effective Thursday, January 29, 2026, from 12:00 AM until 1:30 AM on Friday, January 30, 2026.

In the event I am delayed, I designate Supervisor Bilal Mahmood to continue to be the Acting Mayor until my return to California.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lurie".

Daniel Lurie  
Mayor

cc: Mr. David Chiu, City Attorney

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 3 12B Waiver Request Forms  
**Date:** Thursday, January 29, 2026 12:41:30 PM  
**Attachments:** [3 12B Waiver Request Forms.pdf](#)

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Hello,

Please see attached three 12B waiver request Forms.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [CCSF IT Service Desk](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** CMD12B0004713 - "Request to Waive 12B Requirements" has been Approved by (DPH) Department Head (Michelle Ruggels)  
**Date:** Wednesday, January 28, 2026 12:45:36 PM  
**Attachments:** [Image](#)

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## Contract Monitoring Division

SF Board of Supervisors,

This is to inform you that CMD12B0004713 - 'Request to Waive 12B Requirements' has been approved by (DPH) Department Head (Michelle Ruggels).

### Summary of Request

**Requester:** Susan Chan

**Department:** DPH

**Waiver Justification:** 12B.5-1(d)(2) (Bulk Purchasing)

**Supplier ID:** 0000003079

**Requested total cost:** \$4,173.73

**Short Description:** Purchase OEM parts from STERIS Corporation for equipment preventive maintenance.

[Take me to the CMD 12B Waiver Request](#)

For additional questions regarding this waiver request please contact  
[cmd.equalbenefits@sfgov.org](mailto:cmd.equalbenefits@sfgov.org)

Thank you.

Ref:TIS6419009\_8m1tueXkVICn9zZ7Dz0x

**Report Title:** CMD 12B Waiver Details  
**Run Date and Time:** 2026-01-28 13:18:24 Pacific Standard Time  
**Run by:** ServiceNow Admin  
**Table name:** u\_cmd\_12b\_waiver

### CMD 12B Waiver

Number:	CMD12B0004713	Request Status:	Awaiting CMD Analyst Approval
Requested for:	Susan Chan	State:	Work in Progress
Department Head/Delegated authority:	Michelle Ruggels	Waiver Type:	12B Waiver
Opened:	2026-01-22 13:00:48	12B Waiver Type:	Standard
		Requesting Department:	DPH
		Requester Phone:	(628) 754-4512
		Awaiting Info from:	
		Awaiting Info reason:	
		Opened by:	Susan Chan
		Watch list:	

#### Short Description:

Purchase OEM parts from STERIS Corporation for equipment preventive maintenance.

Supplier ID:	0000003079	Requested Amount:	\$4,173.73
Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Increase Amount:	\$0.00
Last Approved 12B Waiver Request:		Previously Approved Amount:	\$0.00
		Total Requested Amount:	\$4,173.73
Document Type:	Purchase Order	Enter Contract ID:	
12B Waiver Justification:	12B.5-1(d)(2) (Bulk Purchasing)	Enter Requisition ID:	
City Treasurer:	Jose Cisneros	Enter Purchase Order ID:	0001005496
Admin Code Chapter:	Chapter 21A GPO (DPH Only)	Enter Direct Voucher ID:	
Select Chapter 21.04 Section:		Waiver Start Date:	2026-01-22
Confirm Dept. has documented this agreement as a Sole Source:		Waiver End Date:	2026-06-30
Advertising:	false		
Commodities, Equipment and Hardware :	true		
Equipment and Vehicle Lease:	false		
On Premise Software and Support:	false		
Online Content, Reports, Periodicals and Journals:	false		
Professional and General Services:	false		
Software as a Service (SaaS) and Cloud Software Applications:	false		
Vehicles and Trailers:	false		

Detail the purpose of this contract is and what goods and/or services the contra:

(a) Steris Corporation (b) The purpose of this purchase is to purchase OEM preventative maintenance parts per attached quote. (c) This purchase is through a group purchasing 21A via the Vizient Contract for DPH thereby Steris Corporation is a preselected vendor.

If you have made an effort to have the supplier comply, explain it here. If not,:

Steris Corporation has an inactive compliance status with CMD. While they are attempting to be compliant or determined to be found unable to comply, we are seeking a waiver in the interim so Laguna Honda Hospital (LHH) can purchase the OEM preventative maintenance parts as per the attached quote.

Cancel Notes:

### CMD Analyst

CMD Analyst:

CMD Analyst Decision:

CMD Analyst Comments:

### CMD Director

CMD Director:

Reason for Determination:

### 12B.5-1(a)(1) (Non Property Contracts)

Select OCA Solicitation Waiver:

Sole Source – Non Property Contract

Justification Reason:

Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:

Explain why this is a Sole Source:

### 12B.5-1(a)(1) (Property Contracts)

City Property Status:

Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:

CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question1:

CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question2:

### 12B.5-1(a)(1)(Property Contracts)

Sole Source – Property Contract

Justification Reason:

### 12B.5-1(a)(2) (Declared Emergency)

12B.5-1(a)(2) (Declared Emergency) Question2:

### 12B.5-1(a)(3) (Specialized Litigation)

12B.5-1(a)(3) (Specialized Litigation) Question1 :

12B.5-1(a)(3) (Specialized Litigation) Question2:

### 12B.5-1(b) (Public Entity-Non Property)

Select OCA Solicitation Waiver:

Public Entity Sole Source – Non  
Property Contract Justification

Reason:

Has DPH Commission qualified this  
agreement as a Sole Source under  
Chpt 21.42?:

Has MTA qualified this agreement as  
a Sole Source under Charter Sec.  
8A.102(b):

Explain why this is a Sole Source (Public Entity):

### 12B.5-1(b) (Public Entity-Property)

12B.5-1(b) (Public Entity SS-PC) Question1:

### 12B.5-1(b) (Public Entity - Substantial)

12B.5-1(b) (Public Entity-SPI)

Question1:

### 12B.5-1(c) (Conflicting Grant Terms)

12B.5-1(c) (Conflicting Grant Terms) Question1:

12B.5-1(c) (Conflicting Grant Terms) Question2:

### 12B.5-1(e) Investments and Services

12B.5-1(e) Investments Question1:

12B.5-1(e) Investments Question2:

12B.5-1(e) Investments Question3:

### 12B.5-1(f) (SFPUC Bulk Water, Power and

Bulk Water: false

Bulk Power: false

Bulk Gas: false

12B.5-1(f) (SFPUC Bulk WPG)

Question2:

12B.5-1(f) (SFPUC Bulk WPG) Question1:

**12B.5-1(d)(1) (No Vendors Comply)**

12B.5-1(d)(1) (No Vendors Comply) Question1:

12B.5-1(d)(1) (No Vendors Comply) Question2:

12B.5-1(d)(1) (No Vendors Comply) Question3:

12B.5-1(d)(1) (No Vendors Comply) Question4:

12B.5-1(d)(1) (No Vendors Comply) Question5:

**12B.5-1(d)(1)(No Vendors Comply)**

12B.5-1(d)(1) (No Vendors Comply) Limited Question1:

12B.5-1(d)(1) (No Vendors Comply) Limited Question2 :

12B.5-1(d)(1) (No Vendors Comply) Limited Question3:

12B.5-1(d)(1) (No Vendors Comply) Limited Question4:

**12B.5-1(d)(2) (Bulk Purchasing)**

Select OCA Solicitation Waiver:

Has MTA qualified agreement as Bulk Purchasing under Charter Sec. 8A.102(b)?:

Detail the nature of this Bulk Purchasing transaction:

12B.5-1(d)(2) (Bulk Purchasing) Question1:

Per Admin Code Section 21A.2(a)

(2) Healthcare GPOs obtain cost savings by pooling their members' purchasing power and negotiating lower prices from their participating vendors. Healthcare GPOs also provide their members with cost savings by conducting a competitive bidding process for some – though not all – of the goods and services offered by their suppliers.

(3) Membership in Healthcare GPOs allows DPH to employ a streamlined process for procuring goods and services, thereby reducing administrative burdens, facilitating improved quality of care, and saving DPH millions of dollars each fiscal year.

12B.5-1(d)(2) (Bulk Purchasing) Question2:

Per Admin Code Section 21A.2(a)

(2) Healthcare GPOs obtain cost savings by pooling their members' purchasing power and negotiating lower prices from their participating vendors. Healthcare GPOs also provide their members with cost savings by conducting a competitive bidding process for some – though not all – of the goods and services offered by their suppliers.

(3) Membership in Healthcare GPOs allows DPH to employ a streamlined process for procuring goods and services, thereby reducing administrative burdens, facilitating improved quality of care, and saving DPH millions of dollars each fiscal year.

12B.5-1(d)(2) (Bulk Purchasing) Question3:

To fulfill the Board's desire to obtain the cost savings from using a GPO, pursuant to Chapter 21A.

12B.5-1(d)(2) (Bulk Purchasing) Question4:

Vendor has been advised of steps required for compliance and requested to contact CMD for further assistance with the 12B process.

12B.5-1(d)(2) (Bulk Purchasing) Question5:

The purpose of Chapter 12B is to ensure equal access to benefits, including health benefits, regardless of one's protected category. The use of a GPO ensures DPH can access the goods and services it needs to provide healthcare to SF residents in a cost-effective and reliable manner, thereby increasing their access to healthcare regardless of their status. In this regard, the use of this Vizient contractor is aligned with the intent of Chapter 12B.

12B.5-1(d)(2) (Bulk Purchasing) Question6:

Yes

**12B.5-1(d)(3) (Sham Entity)**

12B.5-1(d)(3) (Sham Entity) Question1:

12B.5-1(d)(3) (Sham Entity) Question2:

12B.5-1(d)(3) (Sham Entity) Question3:

12B.5-1(d)(3) (Sham Entity) Question4:

**Activities**

Additional comments:

**Related List Title:** Approval List**Table name:** sysapproval\_approver**Query Condition:** Approval for = CMD12B0004713**Sort Order:** Order in ascending order

1 Approvals

State	Approver	Approving	Created	Approval set	Comments
Approved	Michelle Ruggels	CMD 12B Waiver: CMD12B0004713	2026-01-22 13:08:32		

**Related List Title:** Metric List**Table name:** metric\_instance

8 Metrics

Created	Definition	ID	Value	Start	End	Duration	Calculation complete
2026-01-22 13:08:35	OCA 12B Metric	CMD 12B Waiver: CMD12B0004713	Draft	2026-01-22 13:08:33	2026-01-28 12:44:44	5 Days 23 Hours 36 Minutes	true
2026-01-28 12:44:45	OCA 12B Metric	CMD 12B Waiver: CMD12B0004713	Awaiting CMD Analyst Approval	2026-01-28 12:44:44			false
2026-01-22 13:00:50	OCA 12B Metric	CMD 12B Waiver: CMD12B0004713	Draft	2026-01-22 13:00:49	2026-01-22 13:08:33	7 Minutes	true
2026-01-22 13:08:35	OCA 12B Metric	CMD 12B Waiver: CMD12B0004713	Dept. Head approval	2026-01-22 13:08:33	2026-01-22 13:08:33	0 Seconds	true
2026-01-22 13:08:35	Assigned to Duration	CMD 12B Waiver: CMD12B0004713	Draft	2026-01-22 13:08:33	2026-01-28 12:44:44	5 Days 23 Hours 36 Minutes	true
2026-01-28 12:44:45	Assigned to Duration	CMD 12B Waiver: CMD12B0004713	Awaiting CMD Analyst Approval	2026-01-28 12:44:44			false
2026-01-22 13:00:50	Assigned to Duration	CMD 12B Waiver: CMD12B0004713	Draft	2026-01-22 13:00:49	2026-01-22 13:08:33	7 Minutes	true
2026-01-22 13:08:35	Assigned to Duration	CMD 12B Waiver: CMD12B0004713	Dept. Head approval	2026-01-22 13:08:33	2026-01-22 13:08:33	0 Seconds	true

**From:** [CCSF IT Service Desk](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** CMD12B0004715 - "Request to Waive 12B Requirements" has been Approved by (ADM) Department Head (Katharine Petrucione)  
**Date:** Tuesday, January 27, 2026 2:28:28 PM  
**Attachments:** [Image](#)

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## Contract Monitoring Division

SF Board of Supervisors,

This is to inform you that CMD12B0004715 - 'Request to Waive 12B Requirements' has been approved by (ADM) Department Head (Katharine Petrucione).

### Summary of Request

**Requester:** Stanley Lam

**Department:** ADM

**Waiver Justification:** 12B.5-1(d)(1) (No Vendors Comply)

**Supplier ID:** 0000010986

**Requested total cost:** \$556.29

**Short Description:** Sigma-Aldrich reference standard material (for toxicology laboratory analyses and tests)

[Take me to the CMD 12B Waiver Request](#)

For additional questions regarding this waiver request please contact  
[cmd.equalbenefits@sfgov.org](mailto:cmd.equalbenefits@sfgov.org)

Thank you.

Ref:TIS6416489\_PPxgsQoQnc8cPJ9XrJKq

**Report Title:** CMD 12B Waiver Details  
**Run Date and Time:** 2026-01-28 13:19:26 Pacific Standard Time  
**Run by:** ServiceNow Admin  
**Table name:** u\_cmd\_12b\_waiver

### CMD 12B Waiver

Number:	CMD12B0004715	Request Status:	Awaiting CMD Director Approval
Requested for:	Stanley Lam	State:	Work in Progress
Department Head/Delegated authority:	Katharine Petrucione	Waiver Type:	12B Waiver
Opened:	2026-01-26 17:22:16	12B Waiver Type:	Standard
		Requesting Department:	ADM
		Requester Phone:	(415) 641-3604
		Awaiting Info from:	
		Awaiting Info reason:	
		Opened by:	Stanley Lam
		Watch list:	

#### Short Description:

Sigma-Aldrich reference standard material (for toxicology laboratory analyses and tests)

Supplier ID:	0000010986	Requested Amount:	\$556.29
Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Increase Amount:	\$0.00
		Previously Approved Amount:	\$0.00
Last Approved 12B Waiver Request:		Total Requested Amount:	\$556.29
Document Type:	Purchase Order	Enter Contract ID:	
12B Waiver Justification:	12B.5-1(d)(1) (No Vendors Comply)	Enter Requisition ID:	
City Treasurer:	Jose Cisneros	Enter Purchase Order ID:	0001007103
Admin Code Chapter:	Chapter 21 Goods and Services	Enter Direct Voucher ID:	
Select Chapter 21.04 Section:		Waiver Start Date:	2026-01-13
Confirm Dept. has documented this agreement as a Sole Source:		Waiver End Date:	2027-01-12
Advertising:	false		
Commodities, Equipment and Hardware :	true		
Equipment and Vehicle Lease:	false		
On Premise Software and Support:	false		
Online Content, Reports, Periodicals and Journals:	false		
Professional and General Services:	false		
Software as a Service (SaaS) and Cloud Software Applications:	false		
Vehicles and Trailers:	false		

Detail the purpose of this contract is and what goods and/or services the contra:

(a) Sigma-Aldrich Inc..

(b) To purchase chemical reference standards for toxicology testing.

(c) The vendor is the only City-registered supplier for both required standards: Losartan Potassium (CAS# PHR1602-1G), Ondansetron Hydrochloride (CAS# PHR1141-1G), Amlodipine Besylate (CAS# PHR1185-1G), and Valsartan (CAS# PHR1315-1G). These materials are essential for the laboratory to respond to active testing requests, and although the laboratory has taken care to minimize ordering from noncompliant suppliers, it cannot avoid so in this case.

Additionally, these supplies meet the stringent criteria required by FLD's accrediting bodies for manufacturers of certified reference materials.

If you have made an effort to have the supplier comply, explain it here. If not,:

OCME recently flagged to the vendor that it needs to complete the 12B compliance process, but response have been delayed and inconclusive. Most recently OCME called this out on Dec. 30, 2025 without a response.

Cancel Notes:

### CMD Analyst

CMD Analyst:	Ruth Santana	CMD Director:	Regina Chan
CMD Analyst Decision:	Reviewed and Approved	Select the reason for this request:	12B.5-1(d)(1) (No Vendors Comply)
CMD Analyst Comments:	<p>A purchase of chemical supplies for toxicology testing which is essential for the laboratory to respond to active testing requests. The products ensure accuracy and consistency across scientific, industrial application. These supplies meet the stringent criteria required by FLD's accrediting bodies for manufacturers of certified reference materials.</p>		

### CMD Director

CMD Director:	Regina Chan	CMD Director Decision:
---------------	-------------	------------------------

Reason for Determination:

### 12B.5-1(a)(1) (Non Property Contracts)

Select OCA Solicitation Waiver:

Sole Source – Non Property Contract

Justification Reason:

Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:

Explain why this is a Sole Source:

### 12B.5-1(a)(1) (Property Contracts)

City Property Status:

Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:

CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question1:

CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question2:

### 12B.5-1(a)(1)(Property Contracts)

Sole Source – Property Contract

Justification Reason:

### 12B.5-1(a)(2) (Declared Emergency)

12B.5-1(a)(2) (Declared Emergency) Question2:

### 12B.5-1(a)(3) (Specialized Litigation)

12B.5-1(a)(3) (Specialized Litigation) Question1 :

12B.5-1(a)(3) (Specialized Litigation) Question2:

### 12B.5-1(b) (Public Entity-Non Property)

Select OCA Solicitation Waiver:

Public Entity Sole Source – Non Property Contract Justification

Reason:

Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:

Explain why this is a Sole Source (Public Entity):

### 12B.5-1(b) (Public Entity-Property)

12B.5-1(b) (Public Entity SS-PC) Question1:

### 12B.5-1(b) (Public Entity - Substantial)

12B.5-1(b) (Public Entity-SPI)

Question1:

### 12B.5-1(c) (Conflicting Grant Terms)

12B.5-1(c) (Conflicting Grant Terms) Question1:

12B.5-1(c) (Conflicting Grant Terms) Question2:

### 12B.5-1(e) Investments and Services

12B.5-1(e) Investments Question1:

12B.5-1(e) Investments Question2:

12B.5-1(e) Investments Question3:

### 12B.5-1(f) (SFPUC Bulk Water, Power and

Bulk Water: false

Bulk Power: false

Bulk Gas: false

12B.5-1(f) (SFPUC Bulk WPG)

Question2:

12B.5-1(f) (SFPUC Bulk WPG) Question1:

### 12B.5-1(d)(1) (No Vendors Comply)

12B.5-1(d)(1) (No Vendors Comply) Question1:

OCME requires certified reference materials to meet accreditation standards for forensic toxicology testing. Without this contract, reports issued to law enforcement, medical examiners, and courts where these substances are involved would be unaccredited, compromising the integrity of forensic autopsy services for City residents.

12B.5-1(d)(1) (No Vendors Comply) Question2:

Sigma Aldrich is currently noncompliant with Chapter 12B, with its Equal Benefits status listed as Inactive. As mentioned above, the City has made efforts to engage the supplier in compliance without their completing the process.

12B.5-1(d)(1) (No Vendors Comply) Question3:

OCME found no other City-registered supplier offering both required standards: Losartan Potassium (CAS# PHR1602-1G), Ondansetron Hydrochloride (CAS# PHR1141-1G), Amlodipine Besylate (CAS# PHR1185-1G), and Valsartan (CAS# PHR1315-1G). A copy of the quoted items is attached.

12B.5-1(d)(1) (No Vendors Comply) Question4:

The City has encouraged the supplier to initiate and complete the compliance process. These efforts reflect a commitment to align with the Equal Benefits Ordinance while ensuring continuity of essential forensic services. Although the vendor is currently noncompliant, OCME will continue efforts to educate the supplier and move them towards the intentions of the Ordinance.

12B.5-1(d)(1) (No Vendors Comply) Question5:

Not Applicable

### 12B.5-1(d)(1)(No Vendors Comply)

12B.5-1(d)(1) (No Vendors Comply) Limited Question1:

12B.5-1(d)(1) (No Vendors Comply) Limited Question2 :

12B.5-1(d)(1) (No Vendors Comply) Limited Question3:

12B.5-1(d)(1) (No Vendors Comply) Limited Question4:

### 12B.5-1(d)(2) (Bulk Purchasing)

Select OCA Solicitation Waiver:

Has MTA qualified agreement as Bulk Purchasing under Charter Sec. 8A.102(b)?:

Detail the nature of this Bulk Purchasing transaction:

12B.5-1(d)(2) (Bulk Purchasing) Question1:

12B.5-1(d)(2) (Bulk Purchasing) Question2:

12B.5-1(d)(2) (Bulk Purchasing) Question3:

12B.5-1(d)(2) (Bulk Purchasing) Question4:

12B.5-1(d)(2) (Bulk Purchasing) Question5:

12B.5-1(d)(2) (Bulk Purchasing) Question6:

**12B.5-1(d)(3) (Sham Entity)**

12B.5-1(d)(3) (Sham Entity) Question1:

12B.5-1(d)(3) (Sham Entity) Question2:

12B.5-1(d)(3) (Sham Entity) Question3:

12B.5-1(d)(3) (Sham Entity) Question4:

**Activities**

Additional comments:

**Related List Title:** Approval List**Table name:** sysapproval\_approver**Query Condition:** Approval for = CMD12B0004715**Sort Order:** Order in ascending order

1 Approvals

State	Approver	Approving	Created	Approval set	Comments
Approved	Katharine Petrucione	CMD 12B Waiver: CMD12B0004715	2026-01-27 13:24:43		2026-01-27 14:27:24 - Katharine Petrucione (Comments) reply from: katharine.petrucione@sf gov.org  Ref:TIS6416127_Cwpnn 2oJfBuZKdFGao32

**Related List Title:** Metric List**Table name:** metric\_instance

10 Metrics

Created	Definition	ID	Value	Start	End	Duration	Calculation complete
2026-01-28 07:34:10	OCA 12B Metric	CMD 12B Waiver: CMD12B0004715	Awaiting CMD Director Approval	2026-01-28 07:34:05			false
2026-01-27 13:24:45	OCA 12B Metric	CMD 12B Waiver: CMD12B0004715	Draft	2026-01-27 13:24:43	2026-01-27 13:24:44	1 Second	true

Created	Definition	ID	Value	Start	End	Duration	Calculation complete
2026-01-27 13:24:45	OCA 12B Metric	CMD 12B Waiver: CMD12B0004715	Dept. Head approval	2026-01-27 13:24:44	2026-01-27 14:27:25	1 Hour 2 Minutes	true
2026-01-26 17:22:20	OCA 12B Metric	CMD 12B Waiver: CMD12B0004715	Draft	2026-01-26 17:22:16	2026-01-27 13:24:43	20 Hours 2 Minutes	true
2026-01-27 14:27:25	OCA 12B Metric	CMD 12B Waiver: CMD12B0004715	Awaiting CMD Analyst Approval	2026-01-27 14:27:25	2026-01-28 07:34:05	17 Hours 6 Minutes	true
2026-01-28 07:34:10	Assigned to Duration	CMD 12B Waiver: CMD12B0004715	Awaiting CMD Director Approval	2026-01-28 07:34:05			false
2026-01-27 13:24:45	Assigned to Duration	CMD 12B Waiver: CMD12B0004715	Draft	2026-01-27 13:24:43	2026-01-27 13:24:44	1 Second	true
2026-01-27 13:24:45	Assigned to Duration	CMD 12B Waiver: CMD12B0004715	Dept. Head approval	2026-01-27 13:24:44	2026-01-27 14:27:25	1 Hour 2 Minutes	true
2026-01-26 17:22:20	Assigned to Duration	CMD 12B Waiver: CMD12B0004715	Draft	2026-01-26 17:22:16	2026-01-27 13:24:43	20 Hours 2 Minutes	true
2026-01-27 14:27:25	Assigned to Duration	CMD 12B Waiver: CMD12B0004715	Awaiting CMD Analyst Approval	2026-01-27 14:27:25	2026-01-28 07:34:05	17 Hours 6 Minutes	true

**From:** [CCSF IT Service Desk](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** CMD12B0004718 - "Request to Waive 12B Requirements" has been Approved by (CON) Department Head (Michael Lambert)  
**Date:** Tuesday, January 27, 2026 11:06:50 AM  
**Attachments:** [Image](#)

---



## Contract Monitoring Division

SF Board of Supervisors,

This is to inform you that CMD12B0004718 - 'Request to Waive 12B Requirements' has been approved by (CON) Department Head (Michael Lambert).

### Summary of Request

**Requester:** Lisseth Salazar Lopez

**Department:** CON

**Waiver Justification:** 12B.5-1(d)(1) (No Vendors Comply)

**Supplier ID:** 0000059864

**Requested total cost:** \$35,000.00

**Short Description:** 2nd San Francisco Drag Laureate

[Take me to the CMD 12B Waiver Request](#)

For additional questions regarding this waiver request please contact

[cmd.equalbenefits@sfgov.org](mailto:cmd.equalbenefits@sfgov.org)

Thank you.

Ref:TIS6415526\_OuTyKeigL1IgmEHkZSDq

**Report Title:** CMD 12B Waiver Details  
**Run Date and Time:** 2026-01-28 13:20:20 Pacific Standard Time  
**Run by:** ServiceNow Admin  
**Table name:** u\_cmd\_12b\_waiver

### CMD 12B Waiver

Number:	CMD12B0004718	Request Status:	Rejected by CMD Analyst
Requested for:	Lisseth Salazar Lopez	State:	Rejected
Department Head/Delegated authority:	Michael Lambert	Waiver Type:	12B Waiver
Opened:	2026-01-27 10:26:44	12B Waiver Type:	Limited (Under 250K)
		Requesting Department:	CON
		Requester Phone:	(415) 557-4575
		Awaiting Info from:	
		Awaiting Info reason:	
		Opened by:	Lisseth Salazar Lopez
		Watch list:	

#### Short Description:

2nd San Francisco Drag Laureate

Supplier ID:	0000059864	Requested Amount:	\$35,000.00
Is this a new waiver or are you modifying a previously approved waiver?:	New Waiver	Increase Amount:	\$0.00
Last Approved 12B Waiver Request:		Previously Approved Amount:	\$0.00
		Total Requested Amount:	\$35,000.00

Document Type:	Purchase Order	Enter Contract ID:	
12B Waiver Justification:	12B.5-1(d)(1) (No Vendors Comply)	Enter Requisition ID:	
City Treasurer:	Jose Cisneros	Enter Purchase Order ID:	0001006973
Admin Code Chapter:	Chapter 21 Goods and Services	Enter Direct Voucher ID:	
Select Chapter 21.04 Section:		Waiver Start Date:	2026-01-27
Confirm Dept. has documented this agreement as a Sole Source:		Waiver End Date:	2026-06-30

Advertising:	false
Commodities, Equipment and Hardware :	false
Equipment and Vehicle Lease:	false
On Premise Software and Support:	false
Online Content, Reports, Periodicals and Journals:	false
Professional and General Services:	true
Software as a Service (SaaS) and Cloud Software Applications:	false
Vehicles and Trailers:	false

Detail the purpose of this contract is and what goods and/or services the contra:

## PER SIA

B. Honorarium Stipend for 2nd San Francisco Drag Laureate: October 29, 2025 - October 28, 2026

C. Waiver applies because PER SIA does not have employees.

If you have made an effort to have the supplier comply, explain it here. If not.:

Supplier does not have any employees

Cancel Notes:

## CMD Analyst

CMD Analyst: Ruth Santana

CMD Analyst Decision: Rejected

CMD Director: Regina Chan

Select the reason for this request:

CMD Analyst Comments:

Compliance not required, a waiver is not necessary. A recent interpretation of the Equal Benefits Article 131 has concluded that sponsorships, stipends, and internships do not meet the definition of "contract".

## CMD Director

CMD Director: Regina Chan

CMD Director Decision:

Reason for Determination:

## 12B.5-1(a)(1) (Non Property Contracts)

Select OCA Solicitation Waiver:

Sole Source – Non Property Contract

Justification Reason:

Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:

Explain why this is a Sole Source:

## 12B.5-1(a)(1) (Property Contracts)

City Property Status:

Has DPH Commission qualified this agreement as a Sole Source under Chpt 21.42?:

Has MTA qualified this agreement as a Sole Source under Charter Sec. 8A.102(b)?:

CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question1:

CMD 12B.5-1(a)(1) (Sole Source – Property Contracts) Question2:

## 12B.5-1(a)(1)(Property Contracts)

Sole Source – Property Contract  
Justification Reason:

**12B.5-1(a)(2) (Declared Emergency)**

12B.5-1(a)(2) (Declared Emergency) Question2:

**12B.5-1(a)(3) (Specialized Litigation)**

12B.5-1(a)(3) (Specialized Litigation) Question1 :

12B.5-1(a)(3) (Specialized Litigation) Question2:

**12B.5-1(b) (Public Entity-Non Property)**

Select OCA Solicitation Waiver:

Public Entity Sole Source – Non  
Property Contract Justification  
Reason:

Has DPH Commission qualified this  
agreement as a Sole Source under  
Chpt 21.42?:

Has MTA qualified this agreement as  
a Sole Source under Charter Sec.  
8A.102(b)?:

Explain why this is a Sole Source (Public Entity):

**12B.5-1(b) (Public Entity-Property)**

12B.5-1(b) (Public Entity SS-PC) Question1:

**12B.5-1(b) (Public Entity - Substantial)**

12B.5-1(b) (Public Entity-SPI)

Question1:

**12B.5-1(c) (Conflicting Grant Terms)**

12B.5-1(c) (Conflicting Grant Terms) Question1:

12B.5-1(c) (Conflicting Grant Terms) Question2:

**12B.5-1(e) Investments and Services**

12B.5-1(e) Investments Question1:

12B.5-1(e) Investments Question2:

12B.5-1(e) Investments Question3:

**12B.5-1(f) (SFPUC Bulk Water, Power and**

Bulk Water: false

Bulk Power: false

Bulk Gas: false

12B.5-1(f) (SFPUC Bulk WPG)

Question2:

12B.5-1(f) (SFPUC Bulk WPG) Question1:

### 12B.5-1(d)(1) (No Vendors Comply)

12B.5-1(d)(1) (No Vendors Comply) Question1:

12B.5-1(d)(1) (No Vendors Comply) Question2:

12B.5-1(d)(1) (No Vendors Comply) Question3:

12B.5-1(d)(1) (No Vendors Comply) Question4:

12B.5-1(d)(1) (No Vendors Comply) Question5:

### 12B.5-1(d)(1)(No Vendors Comply)

12B.5-1(d)(1) (No Vendors Comply) Limited Question1:

Supplier is the designated DRAG LAUREATE for the CITY OF SF and performs essential duties for this venerated role.

12B.5-1(d)(1) (No Vendors Comply) Limited Question2 :

Supplier does not have employees, Having employees is not required to be DRAG LAUREATE

12B.5-1(d)(1) (No Vendors Comply) Limited Question3:

PER SIA does not have employees

12B.5-1(d)(1) (No Vendors Comply) Limited Question4:

Yes

### 12B.5-1(d)(2) (Bulk Purchasing)

Select OCA Solicitation Waiver:

Has MTA qualified agreement as Bulk Purchasing under Charter Sec.  
8A.102(b)?:

Detail the nature of this Bulk Purchasing transaction:

12B.5-1(d)(2) (Bulk Purchasing) Question1:

12B.5-1(d)(2) (Bulk Purchasing) Question2:

12B.5-1(d)(2) (Bulk Purchasing) Question3:

12B.5-1(d)(2) (Bulk Purchasing) Question4:

12B.5-1(d)(2) (Bulk Purchasing) Question5:

12B.5-1(d)(2) (Bulk Purchasing) Question6:

### 12B.5-1(d)(3) (Sham Entity)

12B.5-1(d)(3) (Sham Entity) Question1:

12B.5-1(d)(3) (Sham Entity) Question2:

12B.5-1(d)(3) (Sham Entity) Question3:

12B.5-1(d)(3) (Sham Entity) Question4:

## Activities

Additional comments: 2026-01-27 14:58:10 - Ruth Santana  
(Additional comments)  
Reply from: ruth.santana@sfgov.org

Hi Lisseth,

Thank you for your question. Yes,  
that is correct.

Best,  
Ruth Santana

2026-01-27 14:25:09 - Lisseth Salazar  
Lopez (Additional comments)  
Reply from: lisseth.salazar@sfgov.org

Hello,

To confirm, going forward these type  
of purchases do not require 12B  
waiver?

Thanks,  
Lisseth

**Related List Title:** Approval List

**Table name:** sysapproval\_approver

**Query Condition:** Approval for = CMD12B0004718

**Sort Order:** Order in ascending order

1 Approvals

State	Approver	Approving	Created	Approval set	Comments
Approved	Michael Lambert	CMD 12B Waiver: CMD12B0004718	2026-01-27 10:41:46		

**Related List Title:** Metric List

**Table name:** metric\_instance

10 Metrics

Created	Definition	ID	Value	Start	End	Duration	Calculation complete
2026-01-27 11:44:41	OCA 12B Metric	CMD 12B Waiver: CMD12B0004718	Rejected by CMD Analyst	2026-01-27 11:44:40			false
2026-01-27 10:40:36	OCA 12B Metric	CMD 12B Waiver: CMD12B0004718	Draft	2026-01-27 10:40:31	2026-01-27 10:41:46	1 Minute	true

Created	Definition	ID	Value	Start	End	Duration	Calculation complete
2026-01-27 10:41:50	OCA 12B Metric	CMD 12B Waiver: CMD12B0004718	Draft	2026-01-27 10:41:46	2026-01-27 10:41:46	0 Seconds	true
2026-01-27 10:41:50	OCA 12B Metric	CMD 12B Waiver: CMD12B0004718	Dept. Head approval	2026-01-27 10:41:46	2026-01-27 11:06:22	24 Minutes	true
2026-01-27 11:06:25	OCA 12B Metric	CMD 12B Waiver: CMD12B0004718	Awaiting CMD Analyst Approval	2026-01-27 11:06:22	2026-01-27 11:44:40	38 Minutes	true
2026-01-27 11:44:41	Assigned to Duration	CMD 12B Waiver: CMD12B0004718	Rejected by CMD Analyst	2026-01-27 11:44:40			false
2026-01-27 10:40:36	Assigned to Duration	CMD 12B Waiver: CMD12B0004718	Draft	2026-01-27 10:40:31	2026-01-27 10:41:46	1 Minute	true
2026-01-27 10:41:50	Assigned to Duration	CMD 12B Waiver: CMD12B0004718	Draft	2026-01-27 10:41:46	2026-01-27 10:41:46	0 Seconds	true
2026-01-27 10:41:50	Assigned to Duration	CMD 12B Waiver: CMD12B0004718	Dept. Head approval	2026-01-27 10:41:46	2026-01-27 11:06:22	24 Minutes	true
2026-01-27 11:06:25	Assigned to Duration	CMD 12B Waiver: CMD12B0004718	Awaiting CMD Analyst Approval	2026-01-27 11:06:22	2026-01-27 11:44:40	38 Minutes	true

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: January 29, 2026 SFAC Civic Design Review Agenda Posted  
**Date:** Tuesday, January 27, 2026 9:42:11 AM  
**Attachments:** [image001.png](#)  
[January 29, 2026 Civic Design Review Agenda.pdf](#)

---

Hello,

Please see attached San Francisco Arts Commission's Civic Design Review Committee January 29, 2026 meeting agenda.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Dhaliwal, Manraj (ART) <[manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org)>  
**Sent:** Thursday, January 22, 2026 4:53 PM  
**Subject:** January 29, 2026 SFAC Civic Design Review Agenda Posted

Hello,

The agenda for the Thursday, January 29, 2026, Civic Design Review meeting has been posted:

[Civic Design Review Meeting | San Francisco \(sf.gov\)](#)

[Agenda](#)

Thank you,  
Manraj



**Manraj Dhaliwal**

Commission Secretary

Pronouns: he/him

Email: [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org)

Phone: 415-252-2247

Mobile: 415-940-1803

**San Francisco Arts Commission**

401 Van Ness Avenue, Suite 325

San Francisco, CA 94102

[www.sfartscommission.org](http://www.sfartscommission.org)

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The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone. We affirm the sovereign rights of their community as First Peoples and are committed to supporting the traditional and contemporary evolution of the American Indian community and uplifting contemporary indigenous voices and culture.

Please be mindful that all correspondence and documents submitted to the San Francisco Arts Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, personal information such as personal emails, Social Security numbers and phone numbers will be redacted.



## MEETING OF THE CIVIC DESIGN REVIEW COMMITTEE

Thursday, January 29, 2026

2:00 p.m.

City Hall, Room 416

1 Dr. Carlton B. Goodlett Place

### AGENDA

Members of the Committee will attend this meeting in-person at the location listed above.

Members of the public are invited to observe the meeting in-person at the physical meeting location listed or remotely online. Members of the public attending the meeting in-person will have an opportunity to provide up to three minutes of public comment on every agenda item.

Civic Design Review Committee Commissioners: Debra Walker, Chair; Seth Brenzel, Patrick Carney, McKenna Quint, Jessica Rothschild, Janine Shiota

#### **1. Call to Order, Roll Call, Agenda Changes, Land Acknowledgment**

- Call to order
- Roll call / Confirmation of quorum.
- Agenda changes
- Ramaytush Ohlone Land Acknowledgement

The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders and relatives of the Ramaytush Community and by affirming their sovereign rights as First Peoples. As a department dedicated to

promoting a diverse and equitable Arts and Culture environment in San Francisco, we are committed to supporting the traditional and contemporary evolution of the American Indian community.

## **2. General Public Comment**

*(This item is to allow members of the public to comment generally on matters within the Committee's purview as well as to suggest new agenda items for the Committee's consideration.)*

## **3. SFO West Utilities and Paving Project (Station BP) – Phase 2/3 Review**

*Discussion and Possible Action*

Discussion and possible action for Phase 2/3 Review for **SFO West Utilities and Paving Project (Station BP) – Phase 2/3**

**Presentation Time:** Approximately 20 minutes (Presentation: 10 minutes, Commissioner Discussion: 10 minutes)

**Project team:**

Project Designer/Architect: Eric Robinson

Project Manager(s): Ryan Kuss

Landscape Architect: Merrill Morris Partners

This project was previously reviewed on September 15, 2026

SFO West Utilities and Paving Project (Station BP): Phase 2/3 Review, Request for Review Form

SFO West Utilities and Paving Project (Station BP): Phase 2/3 Review, Slide Deck

SFO West Utilities and Paving Project (Station BP): Phase 2/3 Review, Architecture CD Drawing

SFO West Utilities and Paving Project (Station BP): Phase 2/3 Review, Landscape CD Drawing

## **4. New Business and Announcements**

*(This item is to allow the Commissioners to introduce without discussion new agenda items for consideration, to report on recent arts activities and*

*to make announcements in accordance with Prop D.)*

## **5. Adjournment**

### *Action*

Posted 01/22/2026, 2:15pm, msd

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### Notices

The meetings of the San Francisco Arts Commission will be occurring in-person at City Hall, Room 416 and available to view on SFGovTV2, Comcast 78/Astound 28 and AT&T Uverse 99.

### Agenda Item Information / Materials Available

Each item on the agenda may include the following documents:

- 1) Department or agency report;
- 2) Public correspondence;
- 3) Other explanatory documents.

Each explanatory documents listed above, as well as documents created or distributed after the posting of this agenda to the Arts Commission will be available only electronically at <https://sf.gov/departments/civic-design-review-committee-arts-commission>. Please contact: Manraj Dhaliwal at [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org) or 415-252-2252. PLEASE NOTE: The Arts Commission often receives documents created or submitted by other City officials, agencies, or departments after the posting of the Arts Commission agenda. For such documents or presentations, members of the public may wish to contact the originating agency if they seek documents not yet provided to the Arts Commission.

### Meeting Procedures

1. Agenda items will normally be heard in order. Please note, that on occasion a special circumstance may necessitate that an agenda item be taken out of order. To ensure that an agenda item is not missed, it is advised to arrive at the beginning of the meeting. All agenda changes will be announced by the Chair at the top of the meeting.

2. Public comment will be taken before or during the Committee's consideration of each agenda item. Each speaker will be allowed to speak

for the time allotted by the Chair at the top of the meeting or up to three (3) minutes. Speakers may not transfer their time to another person.

3. During General Public Comment, members of the public may address the Commissioners on matters that are within the Arts Commission's jurisdiction and are not on the agenda.

4. Persons who speak during the public comment period at today's meeting of the Arts Commission may supply a brief written summary of the comments to be included in the minutes if it is 150 words or less, to [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org). The Arts Commission may reject the summary if it exceeds the prescribed word limit or is not an accurate summary of the speaker's public comment.

5. Persons unable to attend an Arts Commission meeting may submit correspondence to the Arts Commission in connection with an agenda item. Art Commission staff will post these documents adjacent to the agenda if they are one page in length. If they are longer than one page, the Arts Commission will make such documents available for public inspection and copying. Please note, correspondence submitted to the Arts Commission will NOT be read aloud during the meeting. Names and addresses included in these submittals will be public. Submittals may be made anonymously. Written comments pertaining to this meeting should be submitted to [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org) by 5:00 p.m. before the date of the meeting to ensure comments are shared with commissioners ahead of the meeting.

#### **Electronic Devices Prohibited**

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. The Chair may order the removal from the meeting room of any person responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic device.

#### **Disability Access**

To obtain a disability-related modification or accommodation, including auxiliary aids or services, to participate in the meeting, please contact Manraj Dhaliwal at [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org) or 415-252-2247, at least 48 hours before the meeting, except for Monday meetings, for which the deadline is 4:00 p.m. the previous Friday. Captions can be enabled by you using our meeting platform, WebEx.

#### **Archives Available**

A recording of this meeting will be available online after the meeting at [https://sanfrancisco.granicus.com/ViewPublisher.php?view\\_id=149](https://sanfrancisco.granicus.com/ViewPublisher.php?view_id=149).

### Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (San Francisco Campaign and Governmental Conduct Code sections 2.100-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, telephone 415-252-3100, fax 415-252-3112 and <http://www.sfethics.org/>.

### Sensitivity to chemical-based products

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity, or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City accommodate these individuals.

### Sunshine Ordinance

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415-554-7724; by fax at 415-554-7854; or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org/sunshine/>

### Accessibility Meeting Policy

Per the American Disabilities Act and the Language Access Ordinance, Chinese, Spanish, and/or American Sign Language interpreters will be available upon request. Additionally, every effort will be made to provide a sound enhancement system, meeting materials in alternative formats, and/or a reader. Minutes may be translated after they have been adopted by the Commission. For all these requests, please contact Manraj Dhaliwal, [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org), 415-252-2247. Late requests will be honored if possible. The hearing room is wheelchair accessible.

## 利便參與會議的相關規定

根據美國殘疾人士法案和語言服務條例，中文、西班牙語、和/或美國手語翻譯人員在收到要求後將會提供翻譯服務。另外，我們將盡力提供擴音設備。同時也將會提供不同格式的會議資料，和/或者提供閱讀器。此外，翻譯版本的會議記錄可在委員會通過後提供。上述的要求，請於會議前最少48小時致電415-252-2219向Manraj Dhaliwal, [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org), 415-252-2247提出。逾期提出的請求，若可能的話，亦會被考慮接納。聽證室設有輪椅通道。

## Política De Acceso A La Reunión

De acuerdo con la Ley sobre Estadounidenses con Discapacidades (American Disabilities Act) y la Ordenanza de Acceso a Idiomas (Language Access Ordinance) intérpretes de chino, español, y lenguaje de señas estarán disponibles de ser requeridos. En adición, se hará todo el esfuerzo posible para proveer un sistema mejoramiento de sonido, materiales de la reunión en formatos alternativos, y/o proveer un leedor. Las minutos podrán ser traducidas luego de ser aprobadas por la Comisión. Para solicitar estos servicios, favor contactar a Manraj Dhaliwal, por lo menos 48 horas antes de la reunión al 415-252-2247, [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org). Las solicitudes tardías serán consideradas de ser posible. La sala de audiencia es accesible a silla de ruedas.

## Patakaran para sa pag-access ng mga Miting

Ayon sa batas ng American Disabilities Act at ng Language Access Ordinance, maaring mag-request ng mga tagapagsalin wika sa salitang Tsino, Espanyol at/o sa may kapansanan pandinig sa American Sign Language. Bukod pa dito, sisikapin gawan ng paraan na makapaglaan ng gamit upang lalong pabutihin ang inyong pakikinig, maibahagi ang mga kaganapan ng miting sa iba't ibang anyo, at/o isang tagapagbasa. Ang mga kaganapan ng miting ay maaring isalin sa ibang wika matapos ito ay aprobahan ng komisyon. Sa mga ganitong uri ng kahilingan, mangyari po lamang makipag ugnayan kay Manraj Dhaliwal [manraj.dhaliwal@sfgov.org](mailto:manraj.dhaliwal@sfgov.org), 415-252- 2247. Magbigay po lamang ng hindi bababa sa 48 horas na abiso bago ng miting. Kung maari, ang mga late na hiling ay posibleng tanggapin. Ang silid ng pagpupulungan ay accessible sa mga naka wheelchair.

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Operations](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Letter of Inquiry from Supervisors Sherrill and Sauter  
**Date:** Wednesday, January 28, 2026 12:37:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Sprinkler Ordinance LOI - SFPUC Response.pdf](#)

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Hello,

Please see attached and below communication from the San Francisco Public Utilities Commission (SPUC) submitting a response to a letter of inquiry issued by Supervisors Stephen Sherrill and Danny Sauter at the December 16, 2025, Board of Supervisors meeting.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

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**From:** Spitz, Jeremy M <JSpitz@sfgov.org>  
**Sent:** Wednesday, January 28, 2026 12:27 PM  
**To:** Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>  
**Cc:** Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; De Asis, Edward (BOS) <edward.deasis@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS-Operations

<bos-operations@sfgov.org>; Rosas, Lorenzo (BOS) <Lorenzo.Rosas@sfgov.org>; Chung, Lauren (BOS) <lauren.l.chung@sfgov.org>; Herrera, Dennis (PUC) <DJHerrera@sfwater.org>; Andrews, Michelle (BOS) <michelle.andrews@sfgov.org>

**Subject:** RE: Letter of Inquiry from Supervisors Sherrill and Sauter

Good afternoon, Supervisors Sherrill and Sauter,

Thank you for your December 16, letter of inquiry regarding San Francisco Fire Code §1103.5.4. Attached, please find the SFPUC's formal response from General Manager Dennis Herrera.

Please don't hesitate to reach out if you have any questions or if you would like to schedule a follow-up conversation.

Best,

**Jeremy Spitz**

Local and Regional Policy and Government Affairs Manager

San Francisco Public Utilities Commission

*Pronouns: he, him, his*

[sfpuc.gov](http://sfpuc.gov)



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**From:** Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>

**Sent:** Friday, December 19, 2025 8:49 AM

**To:** Herrera, Dennis J <[DJHerrera@sfwater.org](mailto:DJHerrera@sfwater.org)>

**Cc:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Ng, Wilson (BOS) <[wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org)>; de Asis, Edward (CON) <[edward.deasis@sfgov.org](mailto:edward.deasis@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>; BOS-Operations <[bos-operations@sfgov.org](mailto:bos-operations@sfgov.org)>; Rosas, Lorenzo (BOS) <[lorenzo.Rosas@sfgov.org](mailto:lorenzo.Rosas@sfgov.org)>; Spitz, Jeremy M <[JSpitz@sfwater.org](mailto:JSpitz@sfwater.org)>; Lennear, Tiffany <[TLennear@sfwater.org](mailto:TLennear@sfwater.org)>

**Subject:** Letter of Inquiry from Supervisors Sherrill and Sauter

Dear General Manager Herrera,

Please see the attached memorandum from the Clerk of the Board of Supervisors regarding a Letter of Inquiry issued by Supervisors Stephen Sherrill and Danny Sauter at the December 16, 2025, Board of Supervisors meeting.

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](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)**



January 28, 2026

Supervisor Stephen Sherrill  
Supervisor Danny Sauter  
Board of Supervisors  
City and County of San Francisco

Re: Response to Letter of Inquiry – Feasibility of Implementing San Francisco Fire Code §1103.5.4

Dear Supervisors Sherrill and Sauter,

Thank you for your December 16, 2025, letter requesting information regarding the feasibility of implementing the high-rise residential sprinkler retrofit mandate under San Francisco Fire Code §1103.5.4, and the ability of the San Francisco Public Utilities Commission (SFPUC) water system to support those requirements.

SFPUC appreciates the opportunity to provide preliminary information regarding water supply and distribution considerations associated with sprinkler retrofits at existing residential high-rise buildings. As described below, this response is preliminary and based on currently available system-level data. SFPUC has not received sprinkler applications, detailed design drawings, or building-specific fire flow calculations for the buildings identified.

We are unable to fully answer many of the specific questions in your letter without additional, project-specific information. Before getting into the individual responses, we thought it would be helpful to outline the sprinkler service application process.

An applicant for new fire sprinkler service would follow these steps:

**1. Water Flow Field Testing**

First, the applicant coordinates with the San Francisco Fire Department (SFFD) to request a water flow field test. The results of this test are provided to the permit applicant and are used by their design team to size and design the automatic fire sprinkler system. [Request water flow information | SF.gov](#)

**Daniel L. Lurie**  
Mayor

**Kate H. Stacy**  
President

**Joshua Arce**  
Vice President

**Avni Jamdar**  
Commissioner

**Steve Leveroni**  
Commissioner

**Dennis J. Herrera**  
General Manager

**2. Sprinkler Permit Application and Plan Check**

The property owner or permit applicant submits a sprinkler permit application to the San Francisco Fire Department through the Permit Center plan check process. [Plan Check | SF Fire Website](#)

**OUR MISSION:** To provide our customers with high-quality, efficient and reliable water, power and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to our care.



### **3. Fire Service Size Approval by SFFD**

SFFD reviews and approves the proposed underground fire sprinkler service size during the sprinkler permit review process, which may be eligible for over-the-counter approval depending on the project scope.

### **4. Transmittal of Approval to SFPUC**

Following approval, SFFD transmits the approved fire service size and related information to the SFPUC New Installations group.

### **5. SFPUC Fire Service Application**

Separately from the Permit Center process, the permit applicant must submit a New Water Service Installation Application to SFPUC for the fire service connection, in accordance with SFPUC water service installation requirements. [Fire Service Connections](#)

### **6. SFPUC Hydraulic Analysis and System Review**

As part of its review, SFPUC evaluates available system capacity using hydraulic analysis and other system data to assess whether the proposed fire service can be reliably supported under existing conditions. This analysis considers factors such as pressure zone characteristics, available fire flow, residual pressure, and potential impacts of simultaneous demand. Where necessary, SFPUC may require additional information, modeling, or coordination to evaluate system adequacy.

### **7. SFPUC Final Determination and Implementation**

Based on the hydraulic analysis and project-specific information, SFPUC determines the appropriate service configuration and whether on-site or off-site infrastructure upgrades are required. If existing water distribution system pressures and flow are inadequate, the project sponsor will be responsible for system improvements required to meet the project's demands.

As outlined above, the initial steps in the process are handled between SFFD and project sponsors. SFPUC cannot provide a more in-depth analysis without project-specific information.

### **Preliminary Building-Level “Yes / No” Assessment**

For purposes of this preliminary screening, SFPUC reviewed available GIS information regarding adjacent water main size and configuration. This review does not evaluate building-specific sprinkler demand or fire flow requirements. As a result, SFPUC cannot make definitive “yes” or “no” determinations regarding the need for infrastructure upgrades at this stage.

Instead, the preliminary screening categorizes addresses based on general indicators, such as water main size and configuration, to identify locations that may warrant further evaluation once project-specific information is available.

The attached spreadsheet highlights:

- Addresses in yellow where no immediate infrastructure concerns are indicated based on main size.
- Addresses in orange that are questionable because they have a 4-inch main or a dead-end main fronting the property.
- Addresses in teal are within Park Merced, which is a privately maintained water system.

Again, these determinations are preliminary and do not constitute final conclusions.

Answers to the additional questions follow below.

### **Adequacy of Existing Water Mains and Services**

- **Question:** *Based on SFPUC standards and available system data, are the existing water mains and service connections serving these buildings—many of which are approximately 4 inches in diameter—considered sufficient to support automatic fire sprinkler system demands, including required fire flow and residual pressure?*
- **SFPUC Response:** Based on the preliminary review, many of the buildings listed are served by water mains that, based on size alone, do not raise immediate system-level concerns. However, SFPUC cannot make a definitive determination regarding adequacy of existing water mains or service connections without project-specific information. SFPUC has not received sprinkler permit applications, system designs, or fire flow calculations for the buildings identified, and therefore cannot confirm whether existing infrastructure is sufficient based solely on available system data.
- **Question:** *If existing infrastructure is not adequate, what minimum main and service sizes would SFPUC typically require to reliably support sprinkler retrofit installations in multi-building or campus-style developments of this scale?*
- **SFPUC Response:** SFPUC does not prescribe a single minimum main or service size applicable to all sprinkler retrofit projects. Required main and service sizes are determined on a project-by-project basis through hydraulic analysis that considers building height, sprinkler system design, required fire flow, residual pressure, and system conditions. Without project-specific design information, SFPUC cannot identify minimum sizes applicable to the buildings referenced in the letter.
- **Question:** *Would upgrades to 12-inch distribution mains or other system improvements likely be necessary to meet SFPUC and Fire Code requirements either on-site or within the adjacent public right-of-way?*

- **SFPUC Response:** Whether upgrades to distribution mains or other system improvements are required cannot be determined in the absence of project-specific sprinkler designs and hydraulic analysis. In some cases, on-site improvements or dedicated fire services may be sufficient; in others, off-site upgrades within the public right-of-way may be necessary. The need for any such upgrades is evaluated through SFPUC's standard review process and cannot be generalized across the identified buildings.

## Hydraulic Capacity and Modeling Requirements

- **Question:** *Does SFPUC have existing hydraulic modeling or system capacity data for the pressure zone(s) serving the affected buildings that could be used to evaluate fire flow availability for sprinkler retrofits?*
- **SFPUC Response:** SFPUC maintains a potable water system hydraulic model that is used to evaluate fire flow availability as part of project-specific review.
- **Question:** *If new hydraulic modeling is required, what fire flow scenarios (e.g., number of simultaneous sprinkler systems, hydrant flows, duration) would SFPUC require to assess system adequacy?*
- **SFPUC Response:** SFPUC uses a hydraulic model to ensure the public water system can provide the required fire flow demand on a project-by-project basis depending on the proposed sprinkler system design and applicable Fire Code requirements.
- **Question:** *Based on SFPUC experience, are there known system constraints in the applicable pressure zone(s) that could limit the ability to support sprinkler retrofit demands without significant infrastructure upgrades?*
- **SFPUC Response:** SFPUC cannot identify specific system constraints affecting individual buildings without project-specific review.

## Reliability, Energy Supply, and Emergency Operations

- **Question:** *Is the water supply to the affected service area primarily supported by gravity-fed storage, pumping facilities, or a combination of both?*
- **SFPUC Response:** For the addresses provided, the water supply is gravity-fed via reservoirs.
- **Question:** *In the event of a power outage, what measures (e.g., emergency generators, elevated storage tanks) are in place to ensure continued water availability and pressure sufficient for fire suppression purposes?*

- **SFPUC Response:** For the addresses provided, the water supply is gravity-fed via reservoirs. There is no pumping involved to supply the water at the service connection point.
- **Question:** *Are there any known limitations or operational risks related to energy supply or emergency power that could affect the reliability of water service during a fire event?*
- **SFPUC Response:** For the addresses provided, the water supply is gravity-fed via reservoirs. Therefore, energy supply or emergency power will not affect supply to a water service.

## Building-Level Service Capacity and Sprinkler Demand

- **Question:** *From SFPUC's perspective, how many simultaneous sprinkler systems or fire protection demands could reasonably be supported by a typical 4-inch service connection under current system conditions?*
- **SFPUC Response:** Determination of sprinkler system demand and Fire Code compliance falls under the jurisdiction of the SFFD. SFPUC does not establish a fixed number of sprinkler systems or fire protection demands that can be supported by a service of a given size.
- **Question:** *Would SFPUC anticipate the need for dedicated fire services, larger service laterals, or multiple connections to comply with Fire Code sprinkler retrofit requirements at individual buildings?*
- **SFPUC Response:** The need for dedicated fire services or larger connections is determined on a project-by-project basis. Some sprinkler retrofit projects may be accommodated with existing services, while others may require new or upgraded connections depending on system conditions and Fire Code requirements. If existing water distribution system pressures and flow are inadequate, project sponsors are responsible for system improvements required to meet the demands.
- **Question:** *Are there SFPUC guidelines or precedents that define maximum sprinkler demand per service size for retrofit projects involving existing buildings?*
- **SFPUC Response:** SFPUC does not apply universal maximum sprinkler demand thresholds by service size. Each project is evaluated individually using applicable codes, standards, and hydraulic analysis based on submitted design information.

## Feasibility, Phasing, and Implementation Considerations

- **Question:** *Does SFPUC consider sprinkler retrofits of this scale to be feasible without major public infrastructure upgrades, or would system-wide improvements likely be required?*

- **SFPUC Response:** SFPUC cannot make a generalized determination regarding feasibility without project-specific information. Some projects may be feasible without major upgrades, while others may require improvements.
- **Question:** *If upgrades are required, what is the typical process, timeline, and cost responsibility framework for coordinating water main or service upgrades?*
- **SFPUC Response:** If upgrades are required, the typical process would be to apply for new water service through the SFPUC New Installations group. The standard timeline for service installation is typically on the order of 60 days from payment date, subject to project complexity and site conditions. If projects are unusually complex and require off-property improvements, coordination would likely require additional time. Project sponsors are responsible for all costs of the installations required to meet new fire demands.
- **Question:** *Are there recommended phasing strategies or interim measures that SFPUC has previously supported for large retrofit programs where immediate full compliance may be constrained by infrastructure limitations?*
- **SFPUC Response:** Without project-specific proposals, SFPUC cannot recommend phasing approaches for the buildings identified.

SFPUC appreciates the opportunity to provide this preliminary information and to clarify the respective roles of SFPUC and the San Francisco Fire Department in the sprinkler retrofit process. As property owners advance project-specific proposals and submit the required applications and supporting materials, SFPUC will conduct the necessary hydraulic analysis and engineering review to determine infrastructure requirements. We remain available to coordinate further as additional information becomes available.

Sincerely,



Dennis J. Herrera  
General Manager  
San Francisco Public Utilities Commission

Attachment -  
**Preliminary Building-Level Assessment**

	Address	Notes
1	1855 15TH ST	
2	310 ARBALLO DR	Park Merced - Private Water System.
3	350 ARBALLO DR	Park Merced - Private Water System.
4	333 BATTERY ST	
5	2000 BROADWAY	
6	2090 BROADWAY	
7	1998 BROADWAY	
8	2190 BROADWAY	
9	1940 BROADWAY	
10	2121 BROADWAY	
11	75 BUENA VISTA AVE EAST	
12	555 BUENA VISTA AVE WEST	
13	900-958 BUSH ST	
14	1300-1330 BUSH ST	
15	665 BUSH ST	
16	1257 BUSH ST	
17	1200 CALIFORNIA ST	
18	1177 CALIFORNIA ST	
19	1001 CALIFORNIA ST	
20	845 CALIFORNIA ST	
21	1201 CALIFORNIA ST	
22	125 CAMBON DR	Park Merced - Private Water System.
23	1000 CHESTNUT ST	
24	1090 CHESTNUT ST	
25	1080 CHESTNUT ST	
26	50 CHUMASERO DR	Park Merced - Private Water System.
27	1890 CLAY ST	
28	66 CLEARY CT	
29	380-390 CLEMENTINA ST	
30	330 CLEMENTINA ST	
31	405-465 DAVIS CT	
32	440 DAVIS CT	
33	455 EDDY ST	
34	1200-1240 FILLMORE ST	
35	20-150 FONT BLVD	Park Merced - Private Water System.
36	150 FONT BLVD	Park Merced - Private Water System.
37	1001-1031 FRANKLIN ST	
38	2040 FRANKLIN ST	
39	1835 FRANKLIN ST	
40	1400 GEARY BLVD	
41	531-545 GEARY ST	
42	935 GEARY ST	
43	810 GONZALEZ DR	Park Merced - Private Water System.

*Note: This review does not evaluate building-specific sprinkler demand or fire flow requirements. These determinations are preliminary and do not constitute final conclusions.*

Attachment -  
**Preliminary Building-Level Assessment**

44	1200 GOUGH ST	
45	1100 GOUGH ST	
46	1333 GOUGH ST	
47	301-305 GRANT AVE	
48	999 GREEN ST	
49	1070 GREEN ST	
50	1101 GREEN ST	
51	1000 GREEN ST	
52	2100 GREEN ST	
53	1201 GREENWICH ST	
54	455-457 HYDE ST	
55	2238 HYDE ST	
56	2164 HYDE ST	
57	155 JACKSON ST	
58	2100 JACKSON ST	
59	2210 JACKSON ST	
60	2106 JACKSON ST	
61	410-414 JESSIE ST	
62	1360 JONES ST	
63	1250 JONES ST	
64	1333 JONES ST	
65	1221 JONES ST	
66	1310 JONES ST	
67	1280 LAGUNA ST	
68	2525 LARKIN ST	
69	2677 LARKIN ST	
70	520-536 LEAVENWORTH ST	
71	805 LEAVENWORTH ST	
72	6-8 LOCKSLEY AVE	8" Main ends 112' W/6th Ave.
73	8 LOCKSLEY AVE	8" Main ends 112' W/6th Ave.
74	150-156 LOMBARD ST	4" Main in front of property
75	982-998 MARKET ST	
76	1390 MARKET ST	
77	1000 MASON ST	
78	630 MASON ST	
79	124 MASON ST	
80	10 MILLER PL	4" Main ends 111' N/Sacramento
81	30 MILLER PL	4" Main ends 111' N/Sacramento
82	1000 NORTH POINT ST	
83	1050 NORTH POINT ST	
84	515 O'FARRELL ST	
85	477 O'FARRELL ST	
86	631 O'FARRELL ST	
87	575 O'FARRELL ST	

*Note: This review does not evaluate building-specific sprinkler demand or fire flow requirements. These determinations are preliminary and do not constitute final conclusions.*

Attachment -  
**Preliminary** Building-Level Assessment

88	838 PACIFIC AVE	
89	1800 PACIFIC AVE	
90	728 PACIFIC AVE	
91	2299 PACIFIC AVE	
92	2200 PACIFIC AVE	
93	1896 PACIFIC AVE	
94	2100 PACIFIC AVE	
95	665 PINE ST	
96	795 PINE ST	
97	899 PINE ST	
98	1001 PINE ST	
99	1880 PINE ST	
100	737 POST ST	
101	640 POST ST	
102	666 POST ST	
103	940 POWELL ST	
104	850 POWELL ST	
105	2200 SACRAMENTO ST	
106	1190 SACRAMENTO ST	
107	2055 SACRAMENTO ST	
108	1170 SACRAMENTO ST	
109	301-455 SERRANO DR	Park Merced - Private Water System.
110	405 SERRANO DR	Park Merced - Private Water System.
111	944-950 STOCKTON ST	
112	645 STOCKTON ST	
113	535 STOCKTON ST	
114	1615-1673 SUTTER ST	
115	1750 TAYLOR ST	
116	2140 TAYLOR ST	
117	180-194 TURK ST	
118	270-272 TURK ST	
119	350 TURK ST	
120	1251 TURK ST	
121	1100 UNION ST	
122	1150 UNION ST	
123	2030 VALLEJO ST	
124	2190 WASHINGTON ST	
125	1980 WASHINGTON ST	
126	255 WOODSIDE AVE	

*Note: This review does not evaluate building-specific sprinkler demand or fire flow requirements. These determinations are preliminary and do not constitute final conclusions.*

BOARD OF SUPERVISORS  
CITY & COUNTY OF SAN FRANCISCO



OFFICE OF THE CLERK OF THE BOARD

Phone: (415) 554-5184  
Email: [Angela.Calvillo@sfgov.org](mailto:Angela.Calvillo@sfgov.org)

December 17, 2025

Dennis Herrera, General Manager  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue  
San Francisco, CA 94102  
Via Email: [DJHerrera@sfwater.org](mailto:DJHerrera@sfwater.org)

Dear General Manager Herrera,

At the December 16, 2025, Board of Supervisors meeting, Supervisors Stephen Sherrill and Danny Sauter issued the attached inquiry to the San Francisco Public Utilities Commission (SFPUC). The inquiry, in summary, pertains to the feasibility of implementing San Francisco Fire Code, Section 1103.5.4. Please review the attached letter of inquiry, which provides the Supervisors' request.

Please contact, Lorenzo Rosas, [Lorenzo.Rosas@sfgov.org](mailto:Lorenzo.Rosas@sfgov.org), Legislative Aide to Supervisor Sherrill, for any questions related to this request, and copy [BOS@sfgov.org](mailto:BOS@sfgov.org) on all communications to enable my office to track and close out this inquiry. Please provide your response no later than January 5, 2026.

For questions pertaining to the administration of this inquiry, do not hesitate to contact me in the Office of the Clerk of the Board at (415) 554-5184.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "A - C Calvillo".

Angela Calvillo  
Clerk of the Board  
San Francisco Board of Supervisors

WN/JA

Attachments:

- Letter of Inquiry
- Introduction Form

Cc: Jeremy Spitz, SFPUC, [JSpitz@sfwater.org](mailto:JSpitz@sfwater.org)  
Tiffany Lennear, SFPUC, [TLennear@sfwater.org](mailto:TLennear@sfwater.org)

Member, Board of  
Supervisors District 2 and  
District 3



City and County of San  
Francisco

**STEPHEN SHERRILL  
DANNY SAUTER**

December 16, 2025

Dennis Herrera  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue  
San Francisco, CA 94102

**Re: Letter of Inquiry - Feasibility of Implementing San Francisco Fire Code §1103.5.4**

Dear Director Herrera,

We are writing to inquire about the feasibility of implementing the highrise sprinkler mandate of **San Francisco Fire Code §1103.5.4** for an existing list of affected buildings of approximately **126 buildings**. Specifically, we are writing to examine how feasible this sprinkler mandate is under the current San Francisco Public Utilities Commission's water supply and distribution infrastructure.

Effective January 1, 2023, the San Francisco Fire Code required all existing residential high-rise buildings, including those qualifying as historical buildings, to be fully equipped with an approved automatic sprinkler system by January 1, 2025, as passed in **San Francisco Fire Code §1103.5.4**. The list of affected buildings, as detailed in the Fire Code, were sent a letter by the San Francisco Fire Department (SFFD) on May 26, 2023, outlining the fire sprinkler systems requirements, possible building exemptions, permissible omissions, established time frames and steps building owners must take for approval of such systems. The list of affected buildings is attached.

However, **there was no clarification** on the San Francisco Public Utilities Commission's (SFPUC) as to whether current water supply infrastructure could appropriately facilitate the necessary water supply to these buildings.

**As a preliminary matter, by January 30, 2026, please provide a written “yes” or “no” response to the following question for each of the buildings on the attached May 2023 SFFD list:** Would constructing and operationalizing the mandated additional sprinkler system at this building necessitate upgrades to the SFPUC water mains or other relevant SFPUC infrastructure?

In addition, we are interested in learning the answers to the following questions as to each individual affected building as soon as possible:

#### Adequacy of Existing Water Mains and Services

- Based on SFPUC standards and available system data, are the existing water mains and service connections serving these buildings—many of which are approximately 4 inches in diameter—considered sufficient to support automatic fire sprinkler system demands, including required fire flow and residual pressure?
- If existing infrastructure is not adequate, what minimum main and service sizes would SFPUC typically require to reliably support sprinkler retrofit installations in multi-building or campus-style developments of this scale?
- Would upgrades to 12-inch distribution mains or other system improvements likely be necessary to meet SFPUC and Fire Code requirements either on-site or within the adjacent public right-of-way?

#### Hydraulic Capacity and Modeling Requirements

- Does SFPUC have existing hydraulic modeling or system capacity data for the pressure zone(s) serving the affected buildings that could be used to evaluate fire flow availability for sprinkler retrofits?
- If new hydraulic modeling is required, what fire flow scenarios (e.g., number of simultaneous sprinkler systems, hydrant flows, duration) would SFPUC require to assess system adequacy?
- Based on SFPUC experience, are there known system constraints in the applicable pressure zone(s) that could limit the ability to support sprinkler retrofit demands without significant infrastructure upgrades?

#### Reliability, Energy Supply, and Emergency Operations

- Is the water supply to the affected service area primarily supported by gravity-fed storage, pumping facilities, or a combination of both?
- In the event of a power outage, what measures (e.g., emergency generators, elevated storage tanks) are in place to ensure continued water availability and pressure sufficient for fire suppression purposes?
- Are there any known limitations or operational risks related to energy supply or emergency power that could affect the reliability of water service during a fire event?

## Building-Level Service Capacity and Sprinkler Demand

- From SFPUC's perspective, how many simultaneous sprinkler systems or fire protection demands could reasonably be supported by a typical 4-inch service connection under current system conditions?
- Would SFPUC anticipate the need for dedicated fire services, larger service laterals, or multiple connections to comply with Fire Code sprinkler retrofit requirements at individual buildings?
- Are there SFPUC guidelines or precedents that define maximum sprinkler demand per service size for retrofit projects involving existing buildings?

## Feasibility, Phasing, and Implementation Considerations

- Does SFPUC consider sprinkler retrofits of this scale to be feasible without major public infrastructure upgrades, or would system-wide improvements likely be required?
- If upgrades are required, what is the typical process, timeline, and cost responsibility framework for coordinating water main or service upgrades?
- Are there recommended phasing strategies or interim measures that SFPUC has previously supported for large retrofit programs where immediate full compliance may be constrained by infrastructure limitations?

Thank you for providing clarity on this pressing issue, and we look forward to your responses.

Sincerely,



Stephen Sherrill  
District 2 Supervisor  
City and County of San Francisco



Danny Sauter  
District 3 Supervisor  
City and County of San Francisco

## SFFD Highrise Sprinkler Mandate - List of Affected Buildings

ADDRESS	
1855 15TH ST	8
310 ARBALLO DR	7
350 ARBALLO DR	7
333 BATTERY ST	3
2000 BROADWAY	2
2090 BROADWAY	2
1998 BROADWAY	2
2190 BROADWAY	2
1940 BROADWAY	2
2121 BROADWAY	2
75 BUENA VISTA AVE EAST	5
555 BUENA VISTA AVE WEST	8
900-958 BUSH ST	3
1300-1330 BUSH ST	3
665 BUSH ST	3
1257 BUSH ST	3
1200 CALIFORNIA ST	3
1177 CALIFORNIA ST	3
1001 CALIFORNIA ST	3
845 CALIFORNIA ST	3
1201 CALIFORNIA ST	3
125 CAMBON DR	7
1000 CHESTNUT ST	2
1090 CHESTNUT ST	2
1080 CHESTNUT ST	2
50 CHUMASERO DR	7
1890 CLAY ST	2
66 CLEARY CT	2
380-390 CLEMENTINA ST	4
330 CLEMENTINA ST	4
405-465 DAVIS CT	3
440 DAVIS CT	3
455 EDDY ST	5
1200-1240 FILLMORE ST	5
20-150 FONT BLVD	7
150 FONT BLVD	7
1001-1031 FRANKLIN ST	2
2040 FRANKLIN ST	2
1835 FRANKLIN ST	2
1400 GEARY BLVD	2
531-545 GEARY ST	1
935 GEARY ST	6

ADDRESS	
810 GONZALEZ DR	7
1200 GOUGH ST	9
1100 GOUGH ST	2
1333 GOUGH ST	2
301-305 GRANT AVE	3
999 GREEN ST	3
1070 GREEN ST	3
1101 GREEN ST	3
1000 GREEN ST	3
2100 GREEN ST	2
1201 GREENWICH ST	2
455-457 HYDE ST	5
2238 HYDE ST	3
2164 HYDE ST	3
155 JACKSON ST	3
2100 JACKSON ST	2
2210 JACKSON ST	2
2106 JACKSON ST	2
410-414 JESSIE ST	4
1360 JONES ST	3
1250 JONES ST	3
1333 JONES ST	3
1221 JONES ST	3
1310 JONES ST	3
1280 LAGUNA ST	2
2525 LARKIN ST	3
2677 LARKIN ST	3
520-536 LEAVENWORTH ST	5
805 LEAVENWORTH ST	3
6-8 LOCKSLEY AVE	7
8 LOCKSLEY AVE	7
150-156 LOMBARD ST	3
982-998 MARKET ST	5
1390 MARKET ST	6
1000 MASON ST	3
630 MASON ST	3
124 MASON ST	3
10 MILLER PL	3
30 MILLER PL	3
1000 NORTH POINT ST	2
1050 NORTH POINT ST	2
515 OFARRELL ST	6

ADDRESS	
477 OFARRELL ST	5
631 OFARRELL ST	6
575 OFARRELL ST	5
838 PACIFIC AVE	3
1800 PACIFIC AVE	2
728 PACIFIC AVE	3
2299 PACIFIC AVE	2
2200 PACIFIC AVE	2
1896 PACIFIC AVE	2
2100 PACIFIC AVE	2
665 PINE ST	3
795 PINE ST	3
899 PINE ST	3
1001 PINE ST	3
1880 PINE ST	2
737 POST ST	3
640 POST ST	3
666 POST ST	3
940 POWELL ST	3
850 POWELL ST	3
2200 SACRAMENTO ST	2
1190 SACRAMENTO ST	3
2055 SACRAMENTO ST	2
1170 SACRAMENTO ST	3
301-455 SERRANO DR	7
405 SERRANO DR	7
944-950 STOCKTON ST	3
645 STOCKTON ST	3
535 STOCKTON ST	3
1615-1673 SUTTER ST	5
1750 TAYLOR ST	3
2140 TAYLOR ST	3
180-194 TURK ST	5
270-272 TURK ST	5
350 TURK ST	5
1251 TURK ST	5
1100 UNION ST	3
1150 UNION ST	3
2030 VALLEJO ST	2
2190 WASHINGTON ST	2
1980 WASHINGTON ST	2
255 WOODSIDE AVE	7

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: HSH Quarterly Report - Chapter 21B  
**Date:** Thursday, January 29, 2026 12:28:04 PM  
**Attachments:** [Ch 21B FY 2025-26, Q2 Report.pdf](#)

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Hello,

Please see attached and below communication from the Department of Homelessness and Supportive Housing (HSH), pursuant to Administrative Code, Chapter 21B.3; Ordinance Nos. 10-25 and 38-24, submitting Chapter 21B Q2 Report for Fiscal Year (FY) 2025-2026.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Gil, Hailey (HOM) <hailey.gil@sfgov.org>  
**Sent:** Wednesday, January 28, 2026 2:19 PM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Schneider, Dylan (HOM) <dylan.schneider@sfgov.org>; Cohen, Emily (HOM) <emily.cohen@sfgov.org>; McSpadden, Shireen (HOM) <shireen.mcspadden@sfgov.org>; Whitley, Gigi (HOM) <gigi.whitley@sfgov.org>; Thongsavat, Adam (MYR) <adam.thongsavat@sfgov.org>  
**Subject:** HSH Quarterly Report - Chapter 21B

Good afternoon,

Please find attached HSH's final quarterly report as required by the Administrative Code Chapter 21B.3 and Ordinance Nos. 010-25 and 038-24.

Do not hesitate to reach out with any questions or concerns you may have regarding this submission.

Thank you,



**Hailey Gil (she/her)**

Senior Legislative Analyst

San Francisco Department of Homelessness and Supportive Housing

[hailey.gil@sfgov.org](mailto:hailey.gil@sfgov.org) | Cell: 415.926.9264

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Shireen McSpadden, Executive Director



Daniel Lurie, Mayor

**To:** Members of the Board of Supervisors, Clerk of the Board

**From:** Shireen McSpadden,  
Executive Director,  
Department of Homelessness and Supportive Housing

**Date:** January 28, 2026

**Subject:** Department of Homelessness and Supportive Housing's Administrative Code Chapter 21B.3  
Quarterly Report

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On February 11, 2025, the Board of Supervisors adopted Ordinance No. 010-25, codified in Chapter 21B of the Administrative Code, to suspend and delegate certain approvals for Contracts and Leases necessary to accelerate the City's response to homelessness, drug overdoses and substance use disorders, mental health needs, integrated health needs, and public safety hiring. The Ordinance took effect on March 14, 2025, and included the requirement for designated departments to report quarterly on contracts and leases executed under Administrative Code Section 21B.3.

Ordinance No. 010-25 maintained the Department of Homelessness and Supportive Housing's (HSH's) existing streamlined contracting authority under Administrative Code 21B (Ordinance No. 038-24), that will expire on May 5, 2029. Under this authority, the Department has continued to enter and amend agreements without adhering to provisions regarding competitive bidding related to projects addressing homelessness. Required reporting under Ordinance No. 038-24 has been incorporated into this quarterly report.

This report fulfills HSH's quarterly reporting obligations under Administrative Code 21B for the second quarter of FY2025-26<sup>1</sup>. The report includes all contracts, grant agreements and leases executed by HSH under Chapter 21B during the reporting period.

In Q2 of FY2025-26, HSH entered into 1 contract and 13 grant agreements under Chapter 21B. These agreements supported both new and existing projects addressing homelessness across the following service areas:

- Housing (5)
- Shelter (4)
- Outreach & Access Points (2)
- Homelessness Prevention and Housing Problem Solving (1)
- Drop-In Center (1)
- Administration (1)

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<sup>1</sup> For purposes of this report, the timeframe of Q2 FY2025-26 is October 1, 2025, through January 8, 2026, in order to capture all agreements that the department entered into under Ordinance 101-25 prior to its sunset date of January 8, 2026.



**Q2 Reporting Period (agreements executed between):** 10/01/2025 – 01/08/2026  
**Total: 14**

a) Agreements executed under Ordinance 010-25 21B authority (9)

<b>Program Name:</b> Point in Time (PIT) Count				
<b>Agreement Type:</b> Contract		<b>Contract ID:</b> 1000036745		
<b>Supplier Name:</b> Simtech Solutions, Inc.		<b>Supplier ID:</b> 50991		
<b>Contract Start Date:</b> 12/1/2025	<b>Contract End Date:</b> 10/12/2028	<b>Total Not to Exceed (NTE):</b> \$229,000		
<b>Applicable Core Initiative for this project addressing:</b>				
<input checked="" type="checkbox"/> Homelessness	<input type="checkbox"/> Drug Overdoses and Substance Use Disorders			
<input type="checkbox"/> Mental Health Needs	<input type="checkbox"/> Public Safety Hiring			
<input type="checkbox"/> Integrated Health Needs				
<b>Services provided under the contract during reporting period:</b> New agreement for the planning, coordination, and implementation of the PIT count.				
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.				

<b>Program Name:</b> Transitional Age Youth (TAY) Transitional Housing				
<b>Agreement Type:</b> Grant		<b>Contract ID:</b> 1000036316		
<b>Supplier Name:</b> 3rd Street Youth Center & Clinic		<b>Supplier ID:</b> 43232		
<b>Contract Start Date:</b> 9/1/2025	<b>Contract End Date:</b> 6/30/2028	<b>Total Not to Exceed (NTE):</b> \$3,734,138		
<b>Applicable Core Initiative for this project addressing:</b>				
<input checked="" type="checkbox"/> Homelessness	<input type="checkbox"/> Drug Overdoses and Substance Use Disorders			
<input type="checkbox"/> Mental Health Needs	<input type="checkbox"/> Public Safety Hiring			
<input type="checkbox"/> Integrated Health Needs				
<b>Services provided under the contract during reporting period:</b> New agreement to provide transitional housing to 19 justice-involved TAY for up to 36 months.				
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.				



<b>Program Name:</b> Adult Survivors Housing Program		
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000036036	
<b>Supplier Name:</b> San Francisco Network Ministries Housing Corporation	<b>Supplier ID:</b> 11542	
<b>Contract Start Date:</b> 10/1/2025	<b>Contract End Date:</b> 6/30/2027	<b>Total Not to Exceed (NTE):</b> \$3,207,463
<b>Applicable Core Initiative for this project addressing:</b>		
<input checked="" type="checkbox"/> Homelessness <input type="checkbox"/> Drug Overdoses and Substance Use Disorders		
<input type="checkbox"/> Mental Health Needs <input type="checkbox"/> Public Safety Hiring		
<input type="checkbox"/> Integrated Health Needs		
<b>Services provided under the contract during reporting period:</b> New agreement to provide rapid rehousing for 40 single adult households.		
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.		

<b>Program Name:</b> Adult Recreational Vehicle Rapid Rehousing		
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000036646	
<b>Supplier Name:</b> Abode Services	<b>Supplier ID:</b> 40774	
<b>Contract Start Date:</b> 11/1/2025	<b>Contract End Date:</b> 6/30/2028	<b>Total Not to Exceed (NTE):</b> \$6,241,484
<b>Applicable Core Initiative for this project addressing:</b>		
<input checked="" type="checkbox"/> Homelessness <input type="checkbox"/> Drug Overdoses and Substance Use Disorders		
<input type="checkbox"/> Mental Health Needs <input type="checkbox"/> Public Safety Hiring		
<input type="checkbox"/> Integrated Health Needs		
<b>Services provided under the contract during reporting period:</b> New agreement to provide rapid rehousing for 60 single adult households.		
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.		

<b>Program Name:</b> Adult Recreational Vehicle Rapid Re-housing		
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000036835	
<b>Supplier Name:</b> Bayview Hunters Point Foundation for Community Improvement	<b>Supplier ID:</b> 24522	
<b>Contract Start Date:</b> 11/1/2025	<b>Contract End Date:</b> 6/30/2028	<b>Total Not to Exceed (NTE):</b> \$4,186,990
<b>Applicable Core Initiative for this project addressing:</b>		
<input checked="" type="checkbox"/> Homelessness <input type="checkbox"/> Drug Overdoses and Substance Use Disorders		
<input type="checkbox"/> Mental Health Needs <input type="checkbox"/> Public Safety Hiring		
<input type="checkbox"/> Integrated Health Needs		
<b>Services provided under the contract during reporting period:</b> New agreement to Provide Rapid Rehousing for at least 40 households living in RVs.		
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.		



**Program Name:** Family Recreational Vehicle Rapid Re-housing

**Agreement Type:** Grant **Contract ID:** 1000036645

**Supplier Name:** Catholic Charities **Supplier ID:** 23239

**Contract Start Date:** 11/1/2025 **Contract End Date:** 6/30/2029 **Total Not to Exceed (NTE):** \$9,569,299

**Applicable Core Initiative for this project addressing:**

Homelessness  Drug Overdoses and Substance Use Disorders  
 Mental Health Needs  Public Safety Hiring  
 Integrated Health Needs

**Services provided under the contract during reporting period:** New agreement to provide rapid rehousing services to at least 65 family households living in RVs.

**Measurable outcomes related to the contract during reporting period:** Detailed service and outcome objectives are included in Appendix A of the grant agreement.

**Program Name:** Large Vehicle Outreach Program

**Agreement Type:** Grant **Contract ID:** 1000037025

**Supplier Name:** Catholic Charities **Supplier ID:** 23239

**Contract Start Date:** 11/1/2025 **Contract End Date:** 6/30/2027 **Total Not to Exceed (NTE):** \$5,654,596

**Applicable Core Initiative for this project addressing:**

Homelessness  Drug Overdoses and Substance Use Disorders  
 Mental Health Needs  Public Safety Hiring  
 Integrated Health Needs

**Services provided under the contract during reporting period:** New agreement to provide homeless outreach and support services to individuals living in up to 501 vehicles.

**Measurable outcomes related to the contract during reporting period:** Detailed service and outcome objectives are included in Appendix A of the grant agreement.

**Program Name:** Adult Urgent Accommodation Voucher (UAV)

**Agreement Type:** Grant **Contract ID:** 1000036756

**Supplier Name:** Felton Institute **Supplier ID:** 20256

**Contract Start Date:** 11/15/2025 **Contract End Date:** 11/14/2026 **Total Not to Exceed (NTE):** \$4,074,000

**Applicable Core Initiative for this project addressing:**

Homelessness  Drug Overdoses and Substance Use Disorders  
 Mental Health Needs  Public Safety Hiring  
 Integrated Health Needs

**Services provided under the contract during reporting period:** New agreement to provide 50 Urgent Accommodation Vouchers per night for adults experiencing vehicular homelessness.

**Measurable outcomes related to the contract during reporting period:** Detailed service and outcome objectives are included in Appendix A of the grant agreement.



Shireen McSpadden, Executive Director

Daniel Lurie, Mayor

<b>Program Name:</b> Raphael House Family Shelter		
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000036961	
<b>Supplier Name:</b> Raphael House of San Francisco, Inc.	<b>Supplier ID:</b> 56216	
<b>Contract Start Date:</b> 11/17/2025	<b>Contract End Date:</b> 6/30/2027	<b>Total Not to Exceed (NTE):</b> \$4,837,619
<b>Applicable Core Initiative for this project addressing:</b>		
<input checked="" type="checkbox"/> Homelessness <input type="checkbox"/> Drug Overdoses and Substance Use Disorders		
<input type="checkbox"/> Mental Health Needs <input type="checkbox"/> Public Safety Hiring		
<input type="checkbox"/> Integrated Health Needs		
<b>Services provided under the contract during reporting period:</b> New agreement for operation and capital improvements of shelter providing services for up to 24 households.		
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.		

b) Agreements executed under existing 21B Streamlined Contracting authority (5)

<b>Program Name:</b> 711 Post (Ansonia Hotel)		
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000023929	
<b>Supplier Name:</b> Urban Alchemy	<b>Supplier ID:</b> 40596	
<b>Contract Start Date:</b> 3/21/2022	<b>Contract End Date:</b> 3/31/2026	<b>Total Not to Exceed (NTE):</b> \$27,594,252
<b>Applicable Core Initiative for this project addressing:</b>		
<input checked="" type="checkbox"/> Homelessness <input type="checkbox"/> Drug Overdoses and Substance Use Disorders		
<input type="checkbox"/> Mental Health Needs <input type="checkbox"/> Public Safety Hiring		
<input type="checkbox"/> Integrated Health Needs		
<b>Services provided under the contract during reporting period:</b> Agreement amendment to continue to provide emergency shelter operations and support services to 280 adults experiencing homelessness.		
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.		

<b>Program Name:</b> Hope House		
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000035726	
<b>Supplier Name:</b> The Salvation Army	<b>Supplier ID:</b> 9616	
<b>Contract Start Date:</b> 6/1/2025	<b>Contract End Date:</b> 6/30/2027	<b>Total Not to Exceed (NTE):</b> \$8,148,454
<b>Applicable Core Initiative for this project addressing:</b>		
<input checked="" type="checkbox"/> Homelessness <input type="checkbox"/> Drug Overdoses and Substance Use Disorders		
<input type="checkbox"/> Mental Health Needs <input type="checkbox"/> Public Safety Hiring		
<input type="checkbox"/> Integrated Health Needs		
<b>Services provided under the contract during reporting period:</b> Agreement amendment to continue to provide shelter services for up to 60 adults.		
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.		



Shireen McSpadden, Executive Director

Daniel Lurie, Mayor

<b>Program Name:</b> Adult Access Point				
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000021933			
<b>Supplier Name:</b> Mission Action	<b>Supplier ID:</b> 21257			
<b>Contract Start Date:</b> 7/1/2021	<b>Contract End Date:</b> 6/30/2027	<b>Total Not to Exceed (NTE):</b> \$5,906,405		
<b>Applicable Core Initiative for this project addressing:</b>				
<input checked="" type="checkbox"/> Homelessness	<input type="checkbox"/> Drug Overdoses and Substance Use Disorders			
<input type="checkbox"/> Mental Health Needs	<input type="checkbox"/> Public Safety Hiring			
<input type="checkbox"/> Integrated Health Needs				
<b>Services provided under the contract during reporting period:</b> Agreement amendment to continue to provide adult access point services to at least 276 people.				
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.				

<b>Program Name:</b> Problem Solving Services (non-access point)				
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000029541			
<b>Supplier Name:</b> Glide Foundation	<b>Supplier ID:</b> 19495			
<b>Contract Start Date:</b> 7/1/2023	<b>Contract End Date:</b> 6/30/2028	<b>Total Not to Exceed (NTE):</b> \$8,984,310		
<b>Applicable Core Initiative for this project addressing:</b>				
<input checked="" type="checkbox"/> Homelessness	<input type="checkbox"/> Drug Overdoses and Substance Use Disorders			
<input type="checkbox"/> Mental Health Needs	<input type="checkbox"/> Public Safety Hiring			
<input type="checkbox"/> Integrated Health Needs				
<b>Services provided under the contract during reporting period:</b> Agreement amendment to continue to provide problem solving services to adults and families, serving at least 400 individuals in FY25-26, and 900 individuals annually thereafter.				
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.				

<b>Program Name:</b> Bayview Drop-In Center				
<b>Agreement Type:</b> Grant	<b>Contract ID:</b> 1000026539			
<b>Supplier Name:</b> Felton Institute	<b>Supplier ID:</b> 20256			
<b>Contract Start Date:</b> 10/1/2022	<b>Contract End Date:</b> 6/30/2028	<b>Total Not to Exceed (NTE):</b> \$16,854,149		
<b>Applicable Core Initiative for this project addressing:</b>				
<input checked="" type="checkbox"/> Homelessness	<input type="checkbox"/> Drug Overdoses and Substance Use Disorders			
<input type="checkbox"/> Mental Health Needs	<input type="checkbox"/> Public Safety Hiring			
<input type="checkbox"/> Integrated Health Needs				
<b>Services provided under the contract during reporting period:</b> Agreement amendment to continue to provide drop-in services in the Bayview community including meals, drop-in chairs, laundry, lockers, and mail services.				
<b>Measurable outcomes related to the contract during reporting period:</b> Detailed service and outcome objectives are included in Appendix A of the grant agreement.				

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** CA Fish and Game Notice of Proposed Changes  
**Date:** Thursday, January 29, 2026 12:49:19 PM  
**Attachments:** [CA Fish and Game Notices of Proposed Changes.pdf](#)

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Hello,

Please see attached 2 notices of proposed changes to big game and waterfowl hunting from the California Fish and Game Commission.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [California Fish and Game Commission](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Notices of Proposed Changes in Regulations for Big Game Hunting for 2026-27 Seasons  
**Date:** Friday, January 23, 2026 9:31:36 AM

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California Redwoods



**California Fish and Game Commission**  
*Wildlife Heritage and Conservation Since 1870*

## Notices of Proposed Changes in Regulations

Greetings,

Notices of proposed changes in regulations related to bear, elk, bighorn sheep, and pronghorn antelope hunting for the 2026-27 seasons have been posted to the Commission's website. The notices and associated documents can be accessed at <https://fgc.ca.gov/Regulations/2026-New-and-Proposed> under "Hunting & Trapping".

Sincerely,

Sherrie Fonbuena and David Haug  
**California Fish and Game Commission**

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[California Fish and Game Commission](#)  
715 P Street, Sacramento, CA 95814

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**TITLE 14. Fish and Game Commission  
Notice of Proposed Changes in Regulations**

**NOTICE IS HEREBY GIVEN** that the California Fish and Game Commission (Commission), pursuant to the authority vested by Sections **200, 203, 219, 265, 270, 275, 1050, 1572, 3960, and 10502** of the California Fish and Game Code and to implement, interpret or make specific Sections **110, 200, 201, 203, 203.1, 219, 255, 265, 270, 275, 1050, 1570, 1571, 1572, 3950, 3960, 4750, 4751, 4752, 4753, 4754, 4755, 4758, 4759, 10500, and 10502** of said Code, proposes to **amend** Sections **365, 366, and 708.12**, **Title 14, California Code of Regulations**, relating to **bear hunting**.

**Informative Digest/Policy Statement Overview**

Unless otherwise specified, all section references in this document are Title 14 of the California Code of Regulations (CCR).

Current regulations in Section 365 specify hunt area boundaries, bag and possession limit of one black bear (*Ursus americanus*; henceforth referred to as bear) per license year, that no feed or bait may be used to attract a bear, season start dates and end dates, as well parameters for closing the season earlier. Specifically, once the Department has determined that 1,700 bears have been taken pursuant to the reporting, the Department shall close the season. Regulations in Section 366 describe regulations for archery bear hunting. Section 708.12 describes regulations surrounding bear license tag distribution, fees, quantity allowed to purchase, instructions for filling out license tags after harvest, use of guides, validation of black bear license tags, and reporting.

Bear harvest in California has not reached the existing harvest threshold of 1,700 set in 2002 since the 2012 season when the use of dogs to hunt bears was outlawed. California contains one of the largest bear populations, and one of the lowest bear harvest rates, in the United States.

The proposal is necessary to facilitate black bear hunting in congruence with expanding black bear range in northeastern California and to allow for hunter opportunity without impacting the population. This possession limit will continue to be bound by the current harvest threshold of 1,700 bears. The additional data collected will also enhance the Department's ability to monitor, conserve, and manage bears.

The proposed changes are as follows:

**Amend subsection 365(a)(1)** to redefine the hunt area boundaries to include the entirety of Lassen and Modoc counties. The expanded hunt area will add the Northeastern California Bear Conservation Region as defined in the Black Bear Conservation and Management Plan for California (2025).

**Amend subsection 365(c)** to change the possession limit to be twice the daily bag limit, i.e., allow hunters to harvest two bears in a license year.

**Add subsection 365(c)(1)** to reorder and clarify the definition of a legal bear.

**Add subsection 365(c)(2)** to state that hunters may not be in possession of more than one bear gall bladder, as such possession is *prima facie* evidence that bear gallbladders are possessed for sale, as defined in Fish and Game Code Section 4758 (b).

**Amend subsection 366(c)** to change the possession limit to be twice the daily bag limit, i.e., allow hunters to harvest two bears in a license year.

**Add subsection 366(c)(1)** to reorder and clarify the definition of a legal bear, specific to the archery season.

**Add subsection 366(c)(2)** to state that hunters may not be in possession of more than one bear gall bladder, as such possession is *prima facie* evidence that bear gallbladders are possessed for sale, as defined in Fish and Game Code Section 4758 (b), specific to the archery season.

**Amend subsection 708.12(a)(4)** to allow for the purchase of up to two bear license tags during any one license year.

### **Benefit of the Regulations**

As set forth in FGC Section 1801, it is the policy of the state to encourage the conservation, maintenance, and utilization of fish and wildlife resources for the benefit of all the citizens of the state. The objectives of this policy include, but are not limited to, the maintenance of ecologically functional populations of bears and supporting recreational opportunity. Adoption of science-based hunting regulations supports ecologically functional bear populations to ensure those objectives are met. The fees that hunters pay for licenses and tags help fund wildlife conservation and management.

### **Consistency and Compatibility with Existing Regulations**

The proposed regulations are neither inconsistent nor incompatible with existing state regulations. Section 20, Article IV, of the state Constitution specifies that the Legislature may delegate to the Commission such powers relating to the protection and propagation of fish and game as the Legislature sees fit. The Legislature has delegated to the Commission the power to adopt regulations governing bear hunting, and reporting requirements (California Fish and Game Code Section 200). No other state agency has the authority to adopt regulations governing bear hunting and reporting requirements. The Commission has reviewed its own regulations and finds that the proposed regulations are neither inconsistent nor incompatible with existing state regulations. The Commission has searched the CCR for any regulations regarding the adoption of bear regulations; therefore, the Commission has concluded that the proposed bear hunting and reporting regulations are neither inconsistent nor incompatible with existing state regulations. Commission staff have also searched the Code of Federal Regulations (CFR) and, pursuant to subdivision (b)(6) of California Government Code Section 11346.2, have determined that the proposed regulations avoid unnecessary duplication and do not conflict with federal regulations contained in the CFR.

Pursuant to subdivision (d) of Section 11346.3 of the Government Code, the Commission finds that the proposed changes for bear tag reporting associated with a potential second tag serve the welfare of the people of the state.

### **Public Participation**

#### **Comments Submitted by Mail or Email**

It is requested, but not required, that written comments be submitted on or before **5:00 p.m. on Thursday, April 2, 2026** at the address given below, or by email to [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov). Written comments mailed, or emailed to the Commission office, must be received before **12:00 noon on Friday, April 10, 2026**. If you would like copies of any modifications to this proposal, please include your name and mailing address. Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

## Meetings

**NOTICE IS GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the **Natural Resources Agency Headquarters, 715 P Street, 2<sup>nd</sup> Floor, Sacramento, California**, which will commence at **8:00 a.m. on February 11, 2026**, and may continue at **8:00 a.m., on February 12, 2026**. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees. Instructions for participation in the **webinar/teleconference** hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling 916-653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

**NOTICE IS ALSO GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in **Sacramento, California**, which will commence at **8:00 a.m. on April 16, 2026** and may continue at **8:00 a.m. on April 17, 2026**. The exact location of this meeting has not yet been determined. As soon as this information is available but not less than ten days before the hearing, a continuation notice will be sent to interested and affected parties providing the exact location. The continuation notice will also be published on the Commission's website. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees. Instructions for participation in the **webinar/teleconference** hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling 916-653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

## Availability of Documents

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at [www.fgc.ca.gov](http://www.fgc.ca.gov). The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Melissa Miller-Henson, Executive Director, Fish and Game Commission, 715 P Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Melissa Miller-Henson or

**David Haug at [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov) or at the preceding address or phone number. Dr. Arjun Dheer, Statewide Black Bear Coordinator, Department of Fish and Wildlife, [BigGame@wildlife.ca.gov](mailto:BigGame@wildlife.ca.gov), has been designated to respond to questions on the substance of the proposed regulations.**

## **Availability of Modified Text**

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 265 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in sections 11343.4, 11346.4, 11346.8 and 11347.1 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

## **Impact of Regulatory Action/Results of the Economic Impact Assessment**

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Business, Including the Ability of California Businesses to Compete with Businesses in Other States:  
The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states. The proposed action adjusts tag quotas for existing hunts by introducing a second bear tag. Given the number of tags available and the area over which they are distributed, these proposals are economically neutral to business.
- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:  
The Commission does not anticipate impacts on the creation or elimination of jobs or businesses within the State; no significant impacts to the creation of new business, the elimination of existing businesses, or the expansion of businesses in California are anticipated. While approximately 1-2% of bear hunters use guides, the allowance of a second bear tag is unlikely to stimulate demand in a way that would cause guides to enter the market given the years of experience and skill it takes to become one, and for similar reasons is not expected to cause existing guides to expand their businesses by hiring additional guides. The Commission

does not anticipate direct benefits to the general health and welfare of California residents, the environment, or to worker safety, however bear hunters will benefit generally through access to recreational opportunities created by the proposed changes.

(c) Cost Impacts on a Representative Private Person or Business:

The Commission is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

(d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:

No new costs/savings or changes to federal funding are anticipated for state agencies. However, the Department is projected to experience higher bear tag sales with the allowance of a second bear tag that may result in revenue increases. Together, the projected revenue increase may be \$158,474.80 annually (see STD399 and Addendum).

(e) Nondiscretionary Costs/Savings to Local Agencies:

None.

(f) Programs Mandated on Local Agencies or School Districts:

None.

(g) Costs Imposed on any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code:

None.

(h) Effect on Housing Costs:

None.

(i) Business Reporting Requirements:

The proposed action does not impose a business reporting requirement.

### **Effect on Small Business**

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

## **Consideration of Alternatives**

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Dated: **January 13, 2026**

Melissa Miller-Henson  
Executive Director

**TITLE 14. Fish and Game Commission  
Notice of Proposed Changes in Regulations**

**NOTICE IS HEREBY GIVEN** that the California Fish and Game Commission (Commission), pursuant to the authority vested by sections 200, 203, 203.1, 265, 1050, and 4902 of the California Fish and Game Code and to implement, interpret or make specific sections 1050, 3950, and 4902 of said Code, proposes to amend Section 362, Title 14, California Code of Regulations (CCR), relating to bighorn sheep hunting.

Unless otherwise specified, all section references in this document are to Title 14, CCR.

**Informative Digest/Policy Statement Overview**

**Background**

The Commission periodically considers recommendations from the California Department of Fish and Wildlife (Department) to amend bighorn sheep hunting regulations. Considerations include recommendations for adjusting tag quotas, setting hunt periods, modifying area boundaries, and authorizing methods of take, among others, to help achieve management goals and objectives for bighorn sheep.

Current regulations in Section 362 provide definitions, hunting zone descriptions, season opening and closing dates, tag quotas (total number of hunting tags to be made available), and bag and possession limits for bighorn sheep hunting. Individuals are awarded a bighorn sheep hunting tag through the Department's Big Game Drawing. A limited number of fundraising tags are also available for purchase, usually by auction, via non-governmental organizations that assist the Department with fundraising.

Harvest of a bighorn sheep is authorized for an individual with a tag for a specific hunt zone and season. Tag quotas are established based on a variety of factors including population density and abundance, age and sex composition, and distribution.

**Proposed Changes**

The Department recommends that the Commission consider the following changes to bighorn sheep hunting regulations:

- Amend subsections 362(a) and (b) to add three new hunt areas in San Bernardino County for bighorn sheep: Granite and North Bristol Mountains (Zone 11), Providence, Woods, and Hackberry Mountains (Zone 12), and Castle Mountains and Piute Range (Zone 13). The season for all three zones would match the other zones in the area starting the first Saturday in December and extending through the first Sunday in February.

Bighorn sheep are widespread in San Bernardino County, and these populations have been monitored for over 5 years. The proposed changes would increase the number of tags available and the geographic areas, or hunt zones, available for hunting.

- Amend subsections 362 (b)(2) and (3) to identify new zones 11, 12 and 13 for the Single Zone Fundraising tags.

Existing regulations provide for allocation of two Single Zone fundraising tags and specify the season for each zone. This proposal allows for the possible reallocation of these tags to the new

zones based on population survey results to maintain biologically sound hunting opportunities and continue to generate revenue.

- Amend Subsection 362(d) to modify hunt tag quotas for each hunt zone (Table 1 in the Initial Statement of Reasons).

Periodic adjustments of tag quotas in response to dynamic environmental and biological conditions are necessary to maintain sustainable populations of Nelson bighorn sheep, provide hunt opportunities, and ensure consistency with statutory authorities and management recommendations. Due to the timing of administrative procedures and requirements of the California Fish and Game Code, the Department submits proposed regulatory changes to the Commission prior to completion of all surveys. The Department will recommend final tag quotas for each zone and the zone for single zone fundraising tag 2 based upon analyses and findings from 2025-2026 surveys, scheduled for completion by March 2026.

## **Benefits of the Regulations**

The proposed regulations will provide Nelson bighorn sheep hunting opportunities while maintaining sustainable population sizes in accordance with management recommendations in existing unit plans, and so as not to exceed the 15 percent threshold identified in subdivision (b)(2) of Fish and Game Code Section 4902.

## **Consistency and Compatibility with Existing Regulations**

The proposed regulations are neither inconsistent nor incompatible with existing state regulations. Section 20, Article IV, of the state Constitution specifies that the Legislature may delegate to the Commission such powers relating to the protection and propagation of fish and game as the Legislature sees fit. The Legislature has delegated to the Commission the power to adopt regulations governing Nelson bighorn sheep. No other state agency has the authority to adopt regulations governing hunting of Nelson bighorn sheep. The Commission has reviewed its own regulations and finds that the proposed regulations are neither inconsistent nor incompatible with existing state regulations. The Commission has searched the CCR for any regulations regarding hunting of Nelson bighorn sheep; therefore, the Commission has concluded that the proposed regulations are neither inconsistent nor incompatible with existing state regulations.

## **Public Participation**

### **Comments Submitted by Mail or Email**

It is requested, but not required, that written comments be submitted on or before April 2, 2026 at the address given below, or by email to [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov). **Written comments mailed, or emailed to the Commission office, must be received before 12:00 noon on April 10, 2026.** If you would like copies of any modifications to this proposal, please include your name and mailing address. Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

## **Meetings**

**NOTICE IS GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building,

715 P Street, Sacramento, California, which will commence at 8:30 a.m. on Wednesday, February 11, 2026, and may continue at 8:30 a.m., on Thursday, February 12, 2026. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees. Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

**NOTICE IS ALSO GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building, 715 P Street, Sacramento, California, which will commence at 8:30 a.m. on Wednesday, April 15, 2026, and may continue at 8:30 a.m., on Thursday, April 16, 2026. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees. Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

## **Availability of Documents**

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at [www.fgc.ca.gov](http://www.fgc.ca.gov). The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Melissa Miller-Henson, Executive Director, Fish and Game Commission, 715 P Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Melissa Miller-Henson or Sherrie Fonbuena at [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov) at the preceding address or phone number.

**Paige Prentice, Statewide Bighorn Sheep Coordinator, Department of Fish and Wildlife, [BigGame@wildlife.ca.gov](mailto:BigGame@wildlife.ca.gov), has been designated to respond to questions on the substance of the proposed regulations.**

## **Availability of Modified Text**

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 265 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in sections 11343.4, 11346.4,

11346.8 and 11347.1 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

### **Impact of Regulatory Action/Results of the Economic Impact Assessment**

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Business, Including the Ability of California Businesses to Compete with Businesses in Other States:  

The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states. The proposed action will potentially add up to 10 tags in three new hunting zones across a large geographic region and will adjust tag quotas for existing hunts with a potential of 28 more tags for new and existing zones combined. Given the number of tags available and the area over which they are distributed, these proposals are economically neutral to business.
- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:  

The Commission does not anticipate impacts on the creation or elimination of jobs within the state, the creation of new business, the elimination of existing businesses, or the expansion of businesses in California because the expected economic impacts of the proposed regulations are unlikely to be substantial enough to significantly stimulate demand for goods or services related to Nelson bighorn sheep hunting. If greater numbers of hunters visit the areas in the state with increased opportunities, businesses that provide goods and services to Nelson bighorn sheep hunters could benefit from small increases in sales. Conversely, if fewer tags are awarded and fewer hunters visit the areas in the state with decreased opportunities, businesses that provide goods and services to Nelson bighorn sheep hunters could be negatively affected from small decreases in sales. Anticipated benefits to the environment include, but are not limited to, the maintenance of populations of Nelson bighorn sheep to ensure their continued existence and supporting recreational opportunity, and funding wildlife conservation through the fees that hunters pay for licenses and tags. While there are no anticipated benefits to worker safety, hunting is an outdoor activity that can provide several health and welfare benefits to California residents, including the benefits of fresh game to eat and exercise from outdoor recreation.

(c) Cost Impacts on a Representative Private Person or Business:

The total potential range of tags across all zones is anticipated increase by up to 28 tags across a large geographic area, so no net economic impacts to individuals or to businesses that support Nelson bighorn sheep hunts are anticipated. As such, the Commission does not anticipate significant impacts on the representative private persons or businesses.

(d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:

The Commission does not anticipate any new costs or savings to state agencies or costs/savings in federal funding to the state. However, Department revenue will potentially increase with a proposed increased number of available bighorn sheep tags.

(e) Nondiscretionary Costs/Savings to Local Agencies: None.

(f) Programs Mandated on Local Agencies or School Districts: None.

(g) Costs Imposed on any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

(h) Effect on Housing Costs: None.

(i) Business Reporting Requirements:

The proposed action does not impose a business reporting requirement.

### **Effect on Small Business**

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

### **Consideration of Alternatives**

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

### **FISH AND GAME COMMISSION**

Dated: January 13, 2026

Melissa Miller-Henson  
Executive Director

**TITLE 14. Fish and Game Commission  
Notice of Proposed Changes in Regulations**

**NOTICE IS HEREBY GIVEN** that the California Fish and Game Commission (Commission), pursuant to the authority vested by sections 200, 203, 203.1, 265, 325, 332, 1050 and 1575 of the California Fish and Game Code and to implement, interpret or make specific sections 67, 332, 713, 1050, 1570, 1571, 1572, 1573, 1574, 1575, 2005, 2055, 3004.5 and 3950 of said Code, proposes to amend sections 353, 364, 364.1, 555 and 555.1, Title 14, California Code of Regulations (CCR), relating to elk hunting.

Unless otherwise specified, all section references in this document are to Title 14, CCR.

**Informative Digest/Policy Statement Overview**

**Background**

The Commission periodically considers recommendations from the California Department of Fish and Wildlife (Department) to amend elk hunting regulations. Considerations include recommendations for adjusting tag quotas (total number of hunting tags to be made available), setting hunt periods, modifying area boundaries, and authorizing methods of take, among others, to help achieve management goals and objectives for elk. To maintain appropriate harvest levels and hunting quality, tag quotas must be adjusted periodically in response to dynamic environmental, biological, and social conditions.

Section 353 defines methods that are authorized for taking big game.

Section 364 provides descriptions of hunt area boundaries, season opening and closing dates, methods of take (e.g., general methods, archery only), tag designations (bull, spike bull, antlerless, either-sex), tag quotas, bag and possession limits, and special conditions for elk hunts.

Section 364.1 defines season opening and closing dates, authorized methods of take, application instructions, tag quotas, and bag and possession limits for Department-administered Shared Habitat Alliance for Recreational Enhancement (SHARE) elk hunts.

Section 555 defines cooperative elk hunting areas, eligibility requirements, and the application process.

Section 555.1 defines conflict zone cooperative elk hunting areas, specifies the method for computing the number of conflict zone cooperative elk tags that may be issued, and specifies the valid dates of tags issued under the provisions of the section.

**Proposed Changes**

The Department recommends that the Commission consider the following changes to elk hunting regulations:

- Amend subsection 353(d) to allow the use of shotguns firing slugs as a method of take for SHARE elk hunts.

- Amend subsections 364(k) and 364.1(b) and add subsections 555(f) and 555.1(d) to clarify that no person may possess more than one general, SHARE, fundraising, or cooperative elk hunting tag in a single hunt year.
- Amend subsection 364(q) to define a new Balance of State Elk Management Zone.
- Amend subsections 364(u)(5) through (11), 364(v)(5), 364(w)(2) through (5), and 364(x)(1) to increase bull tag quotas for the Owens Valley.
- Amend subsection 364.1(i), (j), and (l), to increase elk SHARE tag quotas.
- Amend Section 555 to exclude the proposed balance of state zone from cooperative elk hunting areas.

## **Benefits of the Regulations**

The benefits of the proposed regulations include, but are not limited to, the maintenance of populations of elk to ensure their continued existence and supporting recreational opportunity. Adoption of science-based hunting regulations provides for the maintenance of ecologically functional elk populations to provide for the sport hunting of elk, and to alleviate elk conflict. Further, the proposed changes will clarify bag limits on elk and increase human safety. The fees that hunters pay for licenses and tags help fund wildlife conservation.

## **Consistency and Compatibility with Existing Regulations**

The proposed regulations are neither inconsistent nor incompatible with existing state regulations. Section 20, Article IV, of the state Constitution specifies that the Legislature may delegate to the Commission such powers relating to the protection and propagation of fish and game as the Legislature sees fit. The Legislature has delegated to the Commission the power to adopt regulations governing elk hunting (California Fish and Game Code sections 200 and 332). No other state agency has the authority to adopt regulations governing elk hunting. The Commission has reviewed its own regulations and finds that the proposed regulations are neither inconsistent nor incompatible with existing state regulations. The Commission has searched the CCR for any regulations regarding elk hunting; therefore, the Commission has concluded that the proposed elk hunting regulations are neither inconsistent nor incompatible with existing state regulations.

## **Public Participation**

### **Comments Submitted by Mail or Email**

It is requested, but not required, that written comments be submitted on or before April 2, 2026 at the address given below, or by email to [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov). **Written comments mailed, or emailed to the Commission office, must be received before 12:00 noon on April 10, 2026.** If you would like copies of any modifications to this proposal, please include your name and mailing address. Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

## **Meetings**

**NOTICE IS GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building,

715 P Street, Sacramento, California, which will commence at 8:30 a.m. on Wednesday, February 11, 2026, and may continue at 8:30 a.m., on Thursday, February 12, 2026. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees. Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

**NOTICE IS ALSO GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building, 715 P Street, Sacramento, California, which will commence at 8:30 a.m. on Wednesday, April 15, 2026, and may continue at 8:30 a.m., on Thursday, April 16, 2026. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees. Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

## **Availability of Documents**

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at [www.fgc.ca.gov](http://www.fgc.ca.gov). The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Melissa Miller-Henson, Executive Director, Fish and Game Commission, 715 P Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Melissa Miller-Henson or Sherrie Fonbuena at [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov) at the preceding address or phone number. **Brent Wolf, Statewide Elk and Pronghorn Antelope Coordinator, Department of Fish and Wildlife, BigGame@wildlife.ca.gov, has been designated to respond to questions on the substance of the proposed regulations.**

## **Availability of Modified Text**

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance

with the 15-day comment period, and the Commission will exercise its powers under Section 265 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in sections 11343.4, 11346.4, 11346.8 and 11347.1 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

### **Impact of Regulatory Action/Results of the Economic Impact Assessment**

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Business, Including the Ability of California Businesses to Compete with Businesses in Other States:  
The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states. The proposed action adjusts tag quotas for existing hunts. Given the number of tags available and the area over which they are distributed, these proposals are economically neutral to business.
- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:  
The Commission does not anticipate impacts on the creation or elimination of jobs within the State, the creation of new business, the elimination of existing businesses, or the expansion of businesses in California because the expected economic impacts of the proposed regulations are unlikely to be substantial enough to significantly stimulate demand for goods or services related to elk hunting. As previously mentioned, periodic or annual adjustments of tag quotas in response to dynamic environmental, biological, or social conditions are necessary to maintain hunt opportunities, as well as keeping with management recommendations. If greater numbers of hunters visit the areas in the state with increased annual opportunities, businesses that provide goods and services to elk hunters could benefit from small increases in sales for that license year. The Commission does not anticipate direct benefits to worker safety but anticipates benefits to the environment in the sustainable management of elk populations. Additionally, the Commission anticipates health and welfare benefits to California residents, including the benefits from fresh game to eat and from the exercise associated with outdoor recreation.

(c) Cost Impacts on a Representative Private Person or Business:

The Commission is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

(d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:

The Commission does not anticipate any new direct or indirect costs or savings to state agencies or costs/savings in federal funding to the state. However, Department revenue is expected to increase with the proposed increase in available elk tags.

(e) Nondiscretionary Costs/Savings to Local Agencies: None.

(f) Programs Mandated on Local Agencies or School Districts: None.

(g) Costs Imposed on any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

(h) Effect on Housing Costs: None.

(i) Business Reporting Requirements:

The proposed action does not impose a business reporting requirement.

### **Effect on Small Business**

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

### **Consideration of Alternatives**

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

### **FISH AND GAME COMMISSION**

Melissa Miller-Henson  
Executive Director

Dated: January 13, 2026

**TITLE 14. Fish and Game Commission  
Notice of Proposed Changes in Regulations**

**NOTICE IS HEREBY GIVEN** that the California Fish and Game Commission (Commission), pursuant to the authority vested by sections 219, 265, 331 and 1050 of the California Fish and Game Code and to implement, interpret or make specific sections 331, 713 and 1050 of said Code, proposes to amend Section 363, Title 14, California Code of Regulations (CCR), relating to pronghorn antelope hunting.

Unless otherwise specified, all section references in this document are to Title 14, CCR.

**Informative Digest/Policy Statement Overview**

**Background**

The Commission periodically considers recommendations from the California Department of Fish and Wildlife (Department) to amend pronghorn antelope hunting regulations. Considerations include recommendations for adjusting tag quotas, setting hunt periods, modifying zone boundaries, and authorizing methods of take, among others, to help achieve management goals and objectives for pronghorn antelope. To maintain appropriate harvest levels and hunting quality, tags must be adjusted periodically in response to dynamic environmental and biological conditions.

Section 363 provides descriptions of pronghorn antelope hunt zone boundaries, season opening and closing dates, methods of take (e.g., general methods, archery only), tag designations (buck, doe), tag quotas (total number of hunting tags to be made available), bag and possession limits, and special conditions for pronghorn antelope.

**Proposed Changes**

The proposed changes amend subsection 363(m) to potentially adjust hunting tag numbers across all six hunt zones. Previous surveys have suggested declines in population of pronghorn antelope and the Commission adopted reduced tag allocations for the 2025 hunt year in response. The Department is prioritizing additional surveys in February 2026 to continue to assess pronghorn antelope population status and will make a final recommendation following the completion of surveys and data analysis. Administrative regulatory procedures require the notice of proposed changes to the regulations prior to completing the surveys and data analysis.

The Department recommends that the Commission consider proposed changes to subsection 363(m) to modify tag quotas for general season period 1 buck and period 2 buck, archery-only season buck, and general season period 1 apprentice either-sex hunts. No changes are proposed to tag quotas for archery only doe or general season doe hunts. Tag allocations may need to be adjusted to manage harvest following the completion of population surveys.

**Benefits of the Regulations**

The proposed regulations will contribute to the sustainable management of pronghorn antelope populations in California. Population objectives are maintained and managed in part by periodically modifying the number of hunting tags distributed. The proposed tag quota changes will help conserve pronghorn antelope populations.

**Consistency and Compatibility with Existing Regulations**

The proposed regulations are neither inconsistent nor incompatible with existing state regulations. Section 20, Article IV, of the state Constitution specifies that the Legislature may delegate to the

Commission such powers relating to the protection and propagation of fish and game as the Legislature sees fit. The Legislature has delegated to the Commission the power to adopt regulations governing pronghorn antelope hunting. No other state agency has the authority to adopt regulations governing pronghorn antelope hunting. The Commission has reviewed its own regulations and finds that the proposed regulations are neither inconsistent nor incompatible with existing state regulations. The Commission has searched the CCR for any regulations regarding pronghorn antelope hunting; therefore, the Commission has concluded that the proposed pronghorn antelope hunting regulations are neither inconsistent nor incompatible with existing state regulations.

## **Public Participation**

### **Comments Submitted by Mail or Email**

It is requested, but not required, that written comments be submitted on or before April 2, 2026 at the address given below, or by email to [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov). **Written comments mailed, or emailed to the Commission office, must be received before 12:00 noon on April 10, 2026.** If you would like copies of any modifications to this proposal, please include your name and mailing address. Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

## **Meetings**

**NOTICE IS GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building, 715 P Street, Sacramento, California, which will commence at 8:30 a.m. on Wednesday, February 11, 2026, and may continue at 8:30 a.m., on Thursday, February 12, 2026. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees.

Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

**NOTICE IS ALSO GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building, 715 P Street, Sacramento, California, which will commence at 8:30 a.m. on Wednesday, April 15, 2026, and may continue at 8:30 a.m., on Thursday, April 16, 2026. The Commission will make a reasonable effort to provide the public additional opportunities to observe or provide comment in the meeting through the Zoom videoconference platform by computer, mobile device, or telephone connections. However, the Commission cannot guarantee the accessibility or functionality of the remote connection options. Should technical issues affect remote attendee access or quality, an attempt will be made to resolve them, but the meeting will continue with in-person attendees.

Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

## **Availability of Documents**

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at [www.fgc.ca.gov](http://www.fgc.ca.gov). The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Melissa Miller-Henson, Executive Director, Fish and Game Commission, 715 P Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Melissa Miller-Henson or Sherrie Fonbuena at [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov) at the preceding address or phone number. **Brent Wolf, Statewide Elk and Pronghorn Antelope Coordinator, Department of Fish and Wildlife, BigGame@wildlife.ca.gov, has been designated to respond to questions on the substance of the proposed regulations.**

## **Availability of Modified Text**

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 265 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in sections 11343.4, 11346.4, 11346.8 and 11347.1 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

## **Impact of Regulatory Action/Results of the Economic Impact Assessment**

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Business, Including the Ability of California Businesses to Compete with Businesses in Other States:

The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states. The proposed action adjusts tag quotas for existing hunts. Given the number of tags available and the area over which they are distributed, these proposals are economically neutral to business.
- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:

The Commission does not anticipate impacts on the creation or elimination of jobs within the State, the creation of new businesses, the elimination of existing businesses, or the expansion of businesses in California because the expected economic impacts of the proposed regulations are unlikely to be substantial enough to significantly stimulate demand for goods or services related to pronghorn antelope hunting. The Commission anticipates benefits to the environment including, but not limited to, the maintenance of populations of pronghorn antelope to ensure their continued existence and supporting recreational opportunity, and funding wildlife conservation through the fees that hunters pay for licenses and tags. While there are no anticipated benefits to worker safety, hunting is an outdoor activity that can provide several health and welfare benefits to California residents, including the benefits of fresh game to eat and exercise from outdoor recreation.

(c) Cost Impacts on a Representative Private Person or Business:

The Commission is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

(d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:

The Commission does not anticipate any new costs or savings to state agencies or costs/savings in federal funding to the state. However, Department revenue is expected to decline if a reduced number of pronghorn antelope tags are made available after the February 2026 survey results.

(e) Nondiscretionary Costs/Savings to Local Agencies: None.

(f) Programs Mandated on Local Agencies or School Districts: None.

(g) Costs Imposed on any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

(h) Effect on Housing Costs: None.

(i) Business Reporting Requirements:

The proposed action does not impose a business reporting requirement.

### **Effect on Small Business**

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

## **Consideration of Alternatives**

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Dated: January 13, 2026

Melissa Miller-Henson  
Executive Director

**From:** [California Fish and Game Commission](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Notice of Proposed Changes in Regulations for Waterfowl Hunting  
**Date:** Friday, January 23, 2026 8:31:29 AM

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California Redwoods



**California Fish and Game Commission**  
*Wildlife Heritage and Conservation Since 1870*

## Notice of Proposed Changes in Regulations

Greetings,

A notice of proposed changes in regulations related to waterfowl, migratory; American coot and common moorhen (common gallinule) has been posted to the Commission's website. The notice and associated documents can be accessed at <https://fgc.ca.gov/Regulations/2026-New-and-Proposed> under "Hunting & Trapping".

Sincerely,

Jenn Bacon  
**California Fish and Game Commission**

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**TITLE 14. Fish and Game Commission  
Notice of Proposed Changes in Regulations**

**NOTICE IS HEREBY GIVEN** that the California Fish and Game Commission (Commission), pursuant to the authority vested by sections 265 and 355 of the California Fish and Game Code and to implement, interpret or make specific sections 265, 355 and 356 of said Code, proposes to amend Section 502, Title 14, California Code of Regulations (CCR), relating to waterfowl, migratory; American coot and common moorhen (common gallinule).

**Informative Digest/Policy Statement Overview**

Current regulations in Section 502, Title 14, CCR, provide definitions, hunting zone descriptions, and 2025-26 season opening and closing dates, and daily bag and possession limits for hunting of waterfowl, including migratory American coot and common moorhen (common gallinule). The proposed Frameworks for the 2026-27 season were approved by the Flyway councils in September and were considered at the U.S. Fish and Wildlife Service's (Service) Regulations Committee meeting in November. The Frameworks allow for a liberal duck season which includes: a 107-day season; a 7 daily duck limit including 7 mallards but only 2 hen mallards, 3 pintail, 2 canvasback, 2 redheads, and 2 scaup (during an 86-day season); and closing no later than January 31.

A range of season length (zero bag limit represents a closed season) and bag limit are provided for black brant. The ranges are necessary, as the black brant Framework cannot be determined until the Pacific Flyway Fall Brant Survey is conducted in October 2025. The proposed season length and bag limit will be updated per the regulatory packages identified in the Black Brant Harvest Strategy pending results of the fall 2025 survey by the February 2026 Commission meeting. See the Summary of Proposed Waterfowl Hunting Regulations for 2026-27 table in the Initial Statement of Reasons for a summary of season lengths and bag limits.

Lastly, Federal regulations provide that California's hunting regulations should conform to those of Arizona in the Colorado River Zone and those of Oregon in the North Coast Special Management Area.

The California Department of Fish and Wildlife-recommended changes to Section 502 are:

- 1) Modify the duck (including mergansers, American coot, common moorhen, and black brant) season length to 100 days for the Southern San Joaquin Valley Zone in subsection 502(d)(2)(B), the Southern California Zone in subsection 502(d)(3)(B), and the Balance of State Zone in subsection 502(d)(5)(B).
- 2) Modify the regular goose season length to 100 days for the Southern San Joaquin Valley Zone in subsection 502(d)(2)(B), the Southern California Zone in subsection 502(d)(3)(B) and the Balance of State Zone in subsection 502(d)(5)(B).
- 3) Increase the Large Canada goose daily bag limit to 3 in the Northeastern California Zone in subsection 502(d)(1)(C) and the Klamath Basin Special Management Area in subsection 502(d)(6)(C)3.
- 4) Decrease the white-fronted goose daily bag limit in the Northeastern California, Southern San Joaquin Valley and the Balance of State zones and the Klamath Basin Special Management Area to 6, subsections 502(d)(1, 2 and 5)(C) and 502(d)(6)(C)3., respectively.
- 5) Allow three days of falconry-only season for the Southern San Joaquin Valley, Southern California and Balance of State zones in subsections 502(g)(1)(B)2. through 4., respectively.

Minor editorial changes are also proposed to clarify and simplify the regulations and to comply with

existing federal Frameworks.

## **Benefits of the regulations**

The benefits of the proposed regulations are consistency with federal law and the sustainable management of the state's waterfowl resources. Continued benefits to jobs and/or businesses that provide services to waterfowl hunters will be realized with the continued adoption of waterfowl hunting seasons in 2026-27.

## **Evaluation of incompatibility with existing regulations**

The Commission has reviewed its regulations in Title 14, CCR, and conducted a search of other regulations on this topic and has concluded that the proposed amendments to Section 502 are neither inconsistent nor incompatible with existing state regulations. No other state agency has the authority to promulgate waterfowl hunting regulations.

## **Public Participation**

### **Comments Submitted by Mail or Email**

It is requested, but not required, that written comments be submitted on or before April 2, 2026 at the address given below, or by email to [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov). Written comments mailed, or emailed to the Commission office, must be received before 12:00 noon on April 10, 2026. If you would like copies of any modifications to this proposal, please include your name and mailing address. Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

## **Meetings**

**NOTICE IS GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building, 715 P Street, second floor, Sacramento, California, which will commence at 8:00 a.m. on Wednesday, February 11, 2026, and may continue at 8:00 a.m., on Thursday, February 12, 2026. This meeting will also include the opportunity to participate via webinar/teleconference. Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

**NOTICE IS ALSO GIVEN** that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the California Natural Resources Headquarters Building, 715 P Street, second floor, Sacramento, California, which will commence at 8:00 a.m. on Wednesday, April 15, 2026, and may continue at 8:00 a.m., on Thursday, April 16, 2026. This meeting will also include the opportunity to participate via webinar/teleconference. Instructions for participation in the webinar/teleconference hearing will be posted at [www.fgc.ca.gov](http://www.fgc.ca.gov) in advance of the meeting or may be obtained by calling (916) 653-4899. Please refer to the Commission meeting agenda, which will be available at least 10 days prior to the meeting, for the most current information.

## **Availability of Documents**

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at [www.fgc.ca.gov](http://www.fgc.ca.gov). The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Melissa Miller-Henson, Executive Director, Fish and Game Commission, 715 P Street, Box 944209,

Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Melissa Miller-Henson or Jenn Bacon at [FGC@fgc.ca.gov](mailto:FGC@fgc.ca.gov) or at the preceding address or phone number. **Senior Environmental Scientist, Melanie Weaver, California Department of Fish and Wildlife, (916) 502-1139 or waterfowlmgmt@wildlife.ca.gov, has been designated to respond to questions on the substance of the proposed regulations.**

## **Availability of Modified Text**

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 355 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in sections 11343.4, 11346.1, 11346.4, and 11346.8 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

## **Impact of Regulatory Action/Results of the Economic Impact Assessment**

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

**(a) Significant Statewide Adverse Economic Impact Directly Affecting Business, Including the Ability of California Businesses to Compete with Businesses in Other States:**

The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states. The proposed 2026-27 waterfowl regulations are expected to maintain a similar level of recreational waterfowl hunting opportunity for the public and therefore the same levels of business competitiveness.

**(b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:**

The Commission does not anticipate any impacts on the creation or elimination of jobs, the creation of new business, the elimination of existing businesses, or the expansion of businesses in California. The proposed waterfowl regulations will set the 2026-27 waterfowl hunting season dates and bag limits within the federal Frameworks. The total hunting season length is proposed to remain the same as the current (2025-26) 107 days, with only modifications to the season types (duck, goose or falconry-only); these modifications will have little to no impacts to jobs and/or businesses that provide services to waterfowl hunters. The Commission anticipates that the proposed 2026-27 waterfowl hunting regulations will provide benefits for the health and welfare of California residents by providing opportunity for outdoor

activity. The Commission expects no benefits to worker safety as that is not a subject of the proposed regulation. The Commission does expect benefits to the environment in that setting these regulations facilitates maintenance of sufficient waterfowl populations and their habitats while providing for the public's beneficial use and enjoyment.

**(c) Cost Impacts on a Representative Private Person or Business:**

The Commission is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

**(d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:**

None.

**(e) Nondiscretionary Costs/Savings to Local Agencies:**

None.

**(f) Programs Mandated on Local Agencies or School Districts:**

None.

**(g) Costs Imposed on any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code:**

None.

**(h) Effect on Housing Costs:**

None.

**Effect on Small Business**

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

**Consideration of Alternatives**

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

California Fish and Game Commission

Dated: January 13, 2026

Melissa Miller-Henson  
Executive Director

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: 1335 Webster Street Project by Align Real Estate ...  
**Date:** Thursday, January 29, 2026 12:12:56 PM  
**Attachments:** [Fillmore Neighborhood Council Letter to BOS re 1335 Webster Street project ...pdf](#)  
[TFNC Community Benefits Plan.pdf](#)

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Hello,

Please see attached and below communication regarding a proposed housing development at 1335 Webster Street.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Daniel B. Landry <[danielb.landry@yahoo.com](mailto:danielb.landry@yahoo.com)>  
**Sent:** Tuesday, January 27, 2026 11:38 AM  
**To:** Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Lurie, Daniel (MYR) <[daniel.lurie@sfgov.org](mailto:daniel.lurie@sfgov.org)>  
**Cc:** Race, Patrick (CPC) <[patrick.race@sfgov.org](mailto:patrick.race@sfgov.org)>; Fara, Aseel (CPC) <[aseel.fara@sfgov.org](mailto:aseel.fara@sfgov.org)>; Chandler, Mathew (CPC) <[mathew.chandler@sfgov.org](mailto:mathew.chandler@sfgov.org)>; Bihl, Lauren (CPC) <[lauren.bihl@sfgov.org](mailto:lauren.bihl@sfgov.org)>; Emily Murase <[emurase@japantowntaskforce.org](mailto:emurase@japantowntaskforce.org)>; judy.beck@juno.com  
**Subject:** 1335 Webster Street Project by Align Real Estate ...

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

sources.

**FR: FILMORE NEIGHBORHOOD COUNCIL (TFNC)**  
**TO: San Francisco Board of Supervisors**

February 1, 2026

Dear Angela,

Hoping you and family is having a wonderful year. Below you will find formal attached Cover Letter and Community Benefits Plan that needs to be forward to all Board of Supervisors. Thanking you, in advance Ms. Calvillo, for all of your assistance and professionalism over the years.

Best,

Daniel B. Landry,  
**The Fillmore Neighborhood Council TFNC**



---

## The Fillmore Neighborhood Council (TFNC)

January 27, 2026

C/O.: Angela Calvillo, Clerk of the Board of Supervisors  
Attn.: SF BOARD OF SUPERVISORS  
1 Dr. Goodlet B. Place  
City Hall, Room 244  
San Francisco, CA 94102-4689  
**E-Mail:** [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)  
**Tel:** (415) 554-5184 / **Fax:** (415) 554-5163

**RE: Align Real Estate 1335 Webster Street development project on parcel 0725.**

Dear Board of Supervisors,

My name is Daniel B. Landry I was born and raised in the Fillmore Western Addition neighborhood of San Francisco, where I have now resided for 57-years. I have worked as a long term community activist and advocate here in San Francisco, and in 2020 I ran for supervisor in the district five supervisorial election. In addition, I also was appointed in 2021 to the SF African American Reparations Advisory Committee (AARAC), which eventually released a 400-pages report that included 199 recommendations in 2023.

Recently myself along with a few other community members, founded a newly community based organization called The Fillmore Neighborhood Council (TFNC). This grassroots organization's aim and purpose is to improve our community that has been destroyed by the past harms, and policies that were implemented by the former SF Redevelopment Agency. We believe the 1335 Webster Street project proposed by Align Real Estate, must be closely monitored to ensure our community receives true benefits and equity from this mass development.

Therefore, in spite of California State law Assembly Bill No. 2011, we think our city should still consider invoking Chapter 56 or even pass new legislation, that will mandate Align to to implement a Disposition Development Agreements (“DDA”), which will include a clause for Community Benefits as a safety net.

It's totally unacceptable that Align is only proposing to build 15% affordable units out of 1,800. It's also unacceptable that Align has never held one community meeting in our neighborhood to hear some of our needs and concerns.

For example, AB 2011 will exempt Align from conducting an Environmental Impact Study under CEQA. Although I think we would all agree we need to build more housing quicker in San Francisco, the question is can we do it without negatively impacting communities in our city, in particular disenfranchised communities. Consequently, we must oppose this development if Align does not increase more affordable units, ideally at least at 30% and preferably units that will also include low-income units.

As you will see in our attached draft Community Benefits Plan, we believe if Align is really serious about helping assist our city in developing mix-use housing, then they will welcome receiving community-driven input, and not just be another typical greedy land grabbing company seeking profits.

Lastly, this is a great opportunity for San Francisco to ensure that African American “Reparations” will always be a factor before our city approves big development projects in communities that have been negatively impacted by the institutional legacy of past harms against Black people.

We thank you in advance for reading and considering our humble request.

Respectfully,



Daniel B. Landry, Chairman

The Fillmore Neighborhood Council (TFNC)

**E-Mail:** [danielb.landry@yahoo.com](mailto:danielb.landry@yahoo.com)

**cc:** Supervisor Bilal Mahmood, District Five  
Mayor Daniel Lurie  
SF Planning Commission  
Emily Murase, Japantown Taskforce  
Judy Beck, Sir. Francis Square Cooperative Apartments

**Encl.:** Community Benefits Plan draft by The Fillmore Neighborhood Council (TFNC)



# **COMMUNITY BENEFITS PLAN**

**1335 Webster Street Project  
(Block/Lot) 725/030**

**By:**

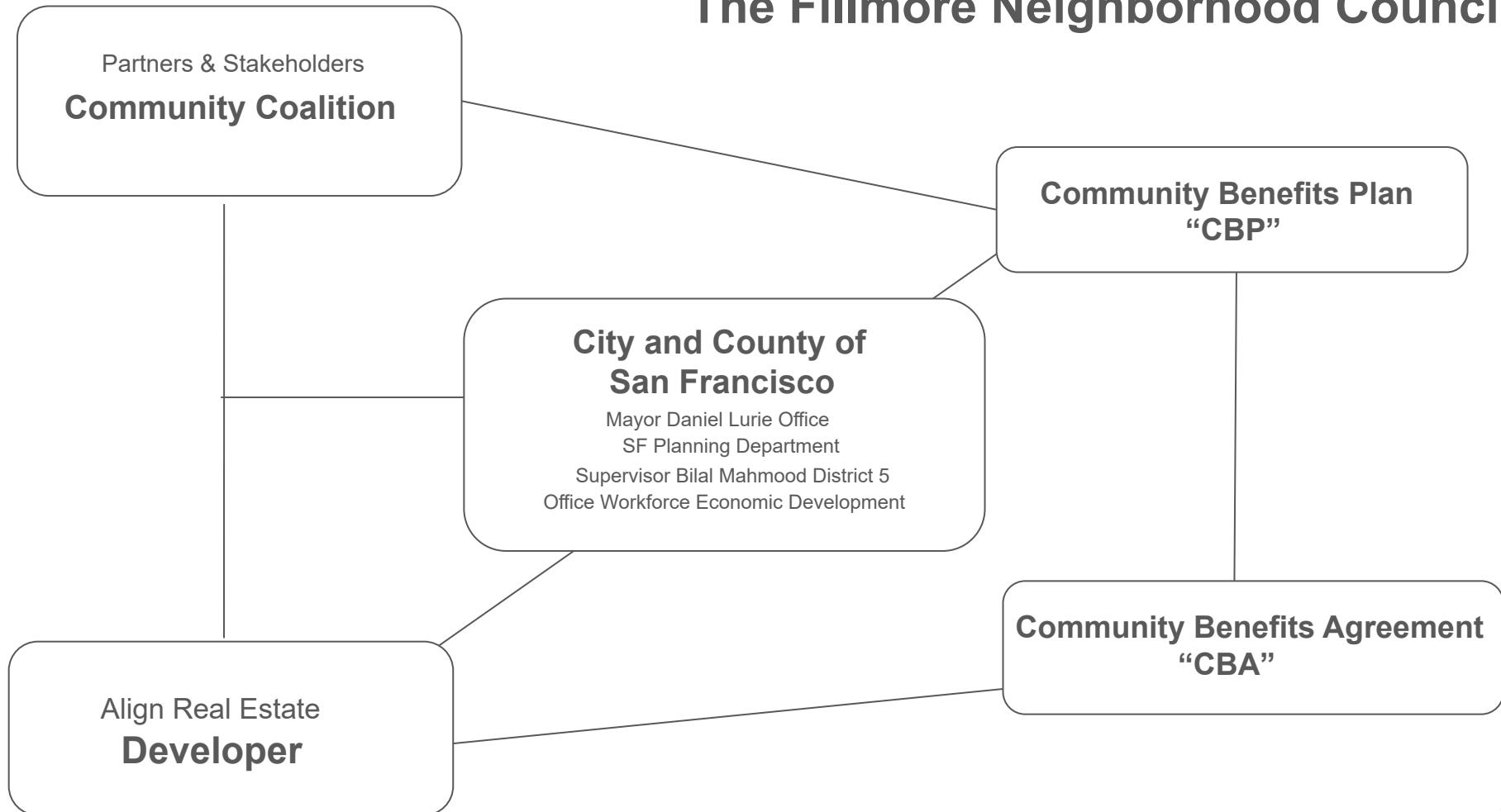
**DANIEL B. LANDRY, CHAIR  
The Fillmore Neighborhood Council (TFNC)**

The current Align Real Estate mix-use Housing Development plan for 1335 Webster Street Project is inaccurate for the following several reasons:



1. Align's plan is only proposing to build 15% affordable units, which means only 270 units will be built out of the 1,800.
2. There is no Community Benefits Plan or a DDA Disposition Development Agreement being mandated.
3. Only 20k square footage of space are being planned for the new grocery store to replace the 40K square footage of space we had with Safeway.

# The Fillmore Neighborhood Council



# Fillmore/Western Addition Coalition Partners & Stakeholders:

## Community Based Organizations:

The Fillmore Neighborhood Council (TFNC)  
Brothers' for Change, Inc.  
New Community Leadership Foundation NCLF  
Brother's Against Guns  
San Francisco Branch NAACP

## Community Developers:

D.C. Williams Development Corporation

## Community Stakeholders:

The Fellowship  
Western Addition Ambassadors  
Sugar Bear  
St. John Coltrane African Orthodox Church  
Third Baptist Church  
The Black Media  
Harlen West Enterprises  
SPOA  
San Francisco Black Chamber of Commerce  
San Francisco CATS Academy, Inc.

# Community Benefits Agreement Key Features:

- **Legally Binding**: CBAs are enforcement contracts, allowing community groups to seek remedies for non-compliance by developer.
- **Specific Commitments**: They often include provisions for local hiring, affordable, environmental protections, and investment in public infrastructure.
- **Community Engagement**: The negotiation process typically involves a broad coalition of community stakeholders, including environmentalist, labor, and faith-based organizations, ensuring that diverse community needs are represented.
- **Mitigation of Negative Impact**: CBAs aim to address issues such as gentrification and displacement by ensuring that development projects benefit existing residents, particularly in low-income neighborhoods.

## **Proposed Community Benefits**

**The following are just some of the benefits that needs to be negotiated on behalf of the community:**

- Collaborate and partner with local Black develops & contractors and in the broadly San Francisco area.
- Ensure that 40% of housing units built are affordable, ideally BMR Below Market Rate.
- Ensure the mandated former SF Redevelopment Agency's Certificate of Preference (COP), are accepted.
- Implement a first source local hiring system, that promotes the recruitment of local Fillmore/Western Addition residents as first priority for any employment opportunities.
- Jobs: At least 40 to 50% of jobs filled by local Fillmore/Western Addition residents with prevailing wages.
- Implement policies that prioritize contracting services with local vendors, for power-washing/janitorial service contracts, property landscaping, building security, exterior and interior painting and etc.
- Build a permanent community office facility that includes a community & public center for Fillmore/Western Addition Community-Driven Based Organizations (CBOs).
- Compliance offer to monitor the CBA and make an annually report to the SF Planning Commision.

The SF African American Reparations Advisory Committee **RECOMMENDATIONS**  
supports establishing and enforcing Community Benefits Agreements

**2.2:** Establish & Enforce Development Agreement and Community Benefits Agreement that developers have propose as a condition of approval on (Page 30)

**2.8:** Create a market of culturally relevant affordable housing development professionals, establishing programs that gives preference developments that build units for 50-80% AMI, including for fast track for approvals, bonding and other building support on (Page 13).

**2.9:** Offer special consideration consideration to Certificate of Preference (COP) holders, including;  
**A).** Offer COP holders automatic qualification and first right of refusal to any rental of home ownership opportunities, with all financial eligibility need met by the City. **B).** Offer a moving stipend for certificate of preferences holders (COP) holders for all housing in the City and County of San Francisco **C).** Create transparent and user-friendly methods for people to check their (COP) status **D).** Eliminate the housing lottery process for (COP) holders **E).** Ensure that descendants for (COP) holders are able to access the same benefits that their (COP) holding ancestors would had received **F).** Fund awareness campaigns and augment staff to local (COP) holders and their descendants Ensure that the (COP) has a monetary value with a baseline of two times the average cost of a home in SF County on (Page 13).

**2.15:** All newly built affordable housing should have equity based commercial storefronts (Page 13)



THE Fillmore Neighborhood Council



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 2 Letters Regarding Frederick Street  
**Date:** Thursday, January 29, 2026 12:36:55 PM  
**Attachments:** [2 Letters Regarding Frederick Street.pdf](#)

---

Hello,

Please see attached 2 letters regarding Frederick Street.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [Alejandro Chang](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Frederick Street Safety Concern - Lack of speed enforcement - January 23, 2026  
**Date:** Friday, January 23, 2026 8:10:01 AM

---

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

Dear Members of the San Francisco Board of Supervisors,

I am writing to report the complete lack of speed enforcement on Frederick Street near 474 Frederick Street. Despite posted speed limits, drivers routinely speed with no consequences, creating a dangerous environment for residents. My family feels unsafe at nearby intersections because we know drivers aren't being held accountable. We need regular speed enforcement, automated speed cameras, or increased police presence to ensure compliance and protect our community.

Thank you for your attention to this critical safety matter.

Sincerely,  
Alejandro Chang  
474 Frederick Street  
San Francisco, CA 94117  
[Aljndrx@gmail.com](mailto:Aljndrx@gmail.com)

---  
Sent: January 23, 2026 at 08:07 AM PST

**From:** [Alejandro Chang](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Frederick Street Safety Concerns - Issue #9  
**Date:** Saturday, January 24, 2026 8:04:55 AM

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Dear Members of the San Francisco Board of Supervisors,

Several intersections on Frederick Street near 474 Frederick Street, San Francisco, CA 94117 lack adequate stop signs or traffic control devices. Drivers often speed through these intersections without slowing down, creating extremely dangerous conditions for pedestrians and other vehicles. My family has witnessed numerous near-collisions at these uncontrolled intersections. We need proper traffic control measures, including stop signs, yield signs, or potentially traffic signals at high-risk locations. The current situation is unacceptable and puts our community at serious risk.

Thank you for your attention to this critical safety matter.

Sincerely,  
Alejandro Chang  
474 Frederick Street, San Francisco, CA 94117  
[Aljndrx@gmail.com](mailto:Aljndrx@gmail.com)

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 2 Letters Regarding the Commission Streamlining Task Force  
**Date:** Thursday, January 29, 2026 12:38:08 PM  
**Attachments:** [2 Letters Regarding the Commission Streamlining Task Force.pdf](#)

---

Hello,

Please see attached 2 letters regarding the Commission Streamlining Task Force.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [Susie Wasserstrom](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Please support keeping the Commission on the Environment as a Governance Body  
**Date:** Thursday, January 22, 2026 6:09:58 PM

---

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

SF Board of Supervisors,

The Commission Streamlining Task Force's recommendation to downgrade the Commission on the Environment to advisory status - and after 3 years to eliminate it altogether - is damaging to San Francisco's reputation as a climate leader, to say nothing of the actual health and safety of City residents.

The Commission on the Environment promotes environmental justice by directing funding and programs to communities most impacted by pollution and climate change; it strengthens workforce development by investing in youth climate internships and green jobs; it provides residents a formal platform to speak out and influence policy. These are just some of its functions.

Now more than ever, the world needs climate leadership from local governments - not heads in the sand. Drastic cuts to the SF Environment Department in the recent 2-year budget revealed an ominous willingness to ignore action to prevent the ever-increasing severity of climate disasters. Gutting and cutting the Department's oversight body only reinforces this impression. It will not streamline government - it will make it harder for the City to keep its focus on eliminating the cause of global warming. Other departments are each much more focused on their primary mission; it is SFE alone, directed by the Commission, whose mission is to reduce emissions citywide and protect our climate.

Susie Wasserstrom  
[wasserstroms@gmail.com](mailto:wasserstroms@gmail.com)  
847 Scott Street  
San Francisco, California 94117



**From:** [Michael Nulty](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [tac\\_s\\_f@yahoo.com](mailto:tac_s_f@yahoo.com)  
**Subject:** Commission Streamlining Task Force recommendations  
**Date:** Tuesday, January 27, 2026 11:26:54 AM

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

January 27, 2026

Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

We write on behalf of the Tenant Associations Coalition of San Francisco (TAC), a grassroots organization dedicated since 1998 to advocating for tenant rights, affordable housing preservation, and equitable living conditions for renters across the city. As the Commission Streamlining Task Force, established by Proposition E in November 2024, nears the completion of its recommendations to modify, eliminate, or consolidate over 150 city boards and commissions, we must voice our grave concerns. Many of these proposals, informed by inputs from the Mayor's Office, City Departments, and the Task Force itself, threaten to erode essential accountability mechanisms for San Francisco's citizens, particularly vulnerable renters and low-income communities. By dismantling longstanding administrative processes designed to safeguard public interests, these changes risk inflicting long-term harm on residents while allowing critical decisions to slip under the public radar.

The Task Force's draft recommendations, including city staff suggestions to eliminate or consolidate numerous commissions, prioritize bureaucratic efficiency over democratic oversight. This approach leaves significant gaps in accountability, as it removes citizen-led bodies that provide independent checks on executive power and city operations. For instance, proposals to cut or merge bodies related to homelessness oversight, such as the Homelessness Oversight Commission, would strip away independent scrutiny of homelessness programs, reducing transparency and public confidence in how billions in taxpayer funds are allocated to address housing instability—a crisis that disproportionately affects tenants facing eviction or displacement. (1)

Such eliminations undermine the very processes put in place to prevent harm, like ensuring equitable resource distribution and holding departments accountable for failures in service delivery. Without these commissions, city officials could operate with diminished public input, leading to policies that exacerbate inequality and neglect community needs.

Furthermore, weakening or consolidating commissions like the Planning Commission or Rent Board—vital for tenants' protections—could remove barriers to unchecked development and landlord abuses. These bodies enforce administrative safeguards, such as public hearings on zoning changes or rent control enforcement, which were established to mitigate future harms like gentrification-driven evictions or inadequate housing standards. Streamlining them risks prioritizing developer interests over resident protections, potentially causing irreversible damage to neighborhood stability and affordability. Historical processes, born from community advocacy, ensure diverse voices are heard; their removal would centralize power in the Mayor's Office and departments, fostering environments ripe for corruption or inefficiency without recourse for affected citizens. (2)

Alarmingly, several recommendations are advancing under the public radar, evading the transparency mandated by law. Reports indicate concerns about the Task Force's process, including inadequate public engagement and limited opportunities for stakeholder input on deferred decisions affecting key commissions, such as those impacting immigrant rights or environmental justice. Critics have highlighted irregularities in the process, including shifts that may contradict Prop E's intent to preserve citizen-based governance, allowing controversial changes—like increased mayoral influence over certain boards or cuts to advisory committees—to proceed with minimal scrutiny. These tactics not only obscure the full implications from voters but also enable special interests to influence outcomes away from public view, as seen in pushback from unions and advocates who decry the erosion of accountability. (3)

TAC urges the Board of Supervisors to reject recommendations that compromise accountability and tenant protections. Instead, prioritize reforms that enhance, rather than diminish, public oversight. We call for full transparency in the Task Force's final report, due by February 1, 2026, and robust public hearings before any Charter amendments are pursued. Streamlining should not sacrifice democracy or expose residents to harm; it must serve all San Franciscans, especially those most at risk in our housing crisis.

We stand ready to engage in this process and collaborate with supervisors to safeguard tenant rights.

Please contact us for further discussion.

Sincerely,

Michael Nulty  
Program Director  
Tenant Associations Coalition of San Francisco

(1) Draft recommendations have included combining or eliminating homelessness-related oversight bodies, such as the Homelessness Oversight Commission, amid concerns over duplicative functions and costs, potentially reducing independent

monitoring of services critical to tenants and unhoused residents.

(2) Proposals affecting planning, rent, and related commissions could limit public hearings and tenant input on development and housing policies, centralizing decisions and risking accelerated displacement.

(3) Public comments and reports have raised issues with process transparency, limited stakeholder engagement on key decisions, and potential deviations from Prop E's goals of balanced, evidence-based reform.

## ***Michael Nulty***

P.O. Box 420782

San Francisco, CA 94142-0782

(415) 339-8327 - Direct

(415) 339-8779 - Alliance for a Better District 6

(415) 339-8683 - Central City Democrats

(415) 937-1289 - North of Market Business Association

(415) 820-1412 - Tenderloin Futures Collaborative

<http://abd6.cfsites.org/>

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: A plea for pause, perspective, and protection of San Francisco's legacy cannabis businesses  
**Date:** Tuesday, January 27, 2026 9:44:49 AM

---

Hello,

Please see below communication regarding cannabis dispensaries.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** Kevin Reed <kevinreed@thegreencross.org>  
**Sent:** Tuesday, January 27, 2026 9:38 AM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Mayor, MYR (MYR) <mayor@sfgov.org>  
**Subject:** A plea for pause, perspective, and protection of San Francisco's legacy cannabis businesses

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

**Dear San Francisco Board of Supervisors:**

I'm writing to you not only as the President of The Green Cross, but as someone who has lived through the full arc of San Francisco's cannabis history—from the earliest medical days rooted in compassion and survival, through legalization, and into the difficult reality many of us are facing today.

The Green Cross is one of San Francisco's highest-rated and longest-running cannabis dispensaries. We've served this city for over two decades. We've survived raids, forced closures, shifting laws, and countless regulatory overhauls. We've employed hundreds of San Franciscans over the years, paid millions in taxes and fees, donated hundreds of thousands of dollars back into our communities, and operated with a patient-first philosophy long before cannabis was accepted or profitable.

Today, despite all of that, we are struggling in ways that feel both deeply personal and profoundly structural.

Over the last several months, we have been forced to reduce employee hours and make staffing reductions simply to keep the business standing. These decisions affect real people and real households—not abstract numbers on a spreadsheet. They are choices that affect rent payments, groceries, childcare, and stability for workers who have shown up for this city year after year.

What is often missing from this conversation is a basic operational reality: there is a minimum level of revenue required to operate a licensed cannabis dispensary safely and responsibly in San Francisco. Below that threshold, cuts no longer come from “profits”—they come from staffing stability, compliance capacity, and operational safety. Over the last five years, revenues and margins have fallen sharply while fixed costs—labor, security, insurance, taxes, compliance, and vendor pricing—have continued to rise. Many legacy operators are now being pushed dangerously close to that line.

What makes this especially painful is watching San Francisco continue to process applications for additional cannabis dispensaries, even as long-standing operators—especially those who helped build the regulated system San Francisco now oversees—are being pushed to the brink.

At a certain point, this stops being about competition and starts being about saturation.

There is a hard truth that needs to be acknowledged: the market is oversupplied. Demand has not kept pace with licensing. Costs continue to rise. Margins have collapsed. And the businesses most at risk are not newcomers with venture backing—they are the legacy operators who stayed, complied, invested, hired locally, and believed in San Francisco.

Legalization was meant to replace the illicit market, protect patients, and create stability—not to slowly erode the very businesses that carried this movement when no one else would.

We are respectfully and urgently asking the City to pause and reassess:

- What is gained by approving more dispensaries when existing ones are cutting hours and struggling to survive?
- How does continued licensing align with the City's stated goals of equity, worker protection, and small-business sustainability?
- What message does it send to legacy operators who did everything asked of them, only to be met with ever-increasing pressure and shrinking room to breathe?

San Francisco has the opportunity right now to lead by showing restraint, wisdom, and care for the ecosystem that already exists—not by accelerating approvals.

I'm grateful that our District Supervisor has written a letter on our behalf to begin the process of recognizing The Green Cross as a Legacy Business. That recognition matters, not just symbolically, but as an acknowledgment that some institutions are worth protecting. Still, recognition alone will not solve the underlying issues facing this industry.

We are not asking for special treatment. We are asking for thoughtful governance.

A pause on new dispensary approvals, a serious evaluation of market saturation, and policies that prioritize the survival of existing operators would send a powerful signal that San Francisco values continuity, community, and the people who helped build this city's cannabis framework from the ground up.

This industry was born here out of compassion. It would be a tragedy for it to be undone here by oversight without perspective.

Thank you for your time, your service, and your willingness to listen.

Respectfully,

--

Kevin Reed

Founder & President  
The Green Cross (Est. 2004)  
4218 Mission Street  
San Francisco, CA 94112

Mobile: 415.846.7671  
Office: 415.648.4420  
Email: [KevinReed@TheGreenCross.org](mailto:KevinReed@TheGreenCross.org)  
Web: [TheGreenCross.org](http://TheGreenCross.org)





**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Betrayed By the City They Served  
**Date:** Tuesday, January 27, 2026 9:47:23 AM

---

Hello,

Please see below communication regarding the taxi industry.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** Marcelo Fonseca <mdf1389@hotmail.com>  
**Sent:** Friday, January 23, 2026 6:14 AM  
**To:** Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>  
**Cc:** ChanStaff (BOS) <chanstaff@sfgov.org>; SherrillStaff <SherrillStaff@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; WongStaff (BOS) <WongStaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; FielderStaff <FielderStaff@sfgov.org>; Waltonstaff (BOS) <waltonstaff@sfgov.org>; ChenStaff <ChenStaff@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; krista.pfefferkorn@sen.ca.gov; jeff.sparks@sen.ca.gov; Assemblymember Stefani <assemblymember.stefani@assembly.ca.gov>; assemblymember.haney@assembly.ca.gov; mtboard@sfmta.com; Silva, Christine (MTA) <Christine.Silva@sfmta.com>; Kirschbaum, Julie (MTA)

<Julie.Kirschbaum@sfmta.com>; Toran, Kate (MTA) <Kate.Toran@sfmta.com>; Wise, Viktoriya (MTA) <Viktoriya.A.Wise@sfmta.com>; John-Baptiste, Alicia (MYR) <a.john-baptiste@sfgov.org>  
**Subject:** Betrayed By the City They Served

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

Dear Mayor Lurie,

My name is Marcelo Fonseca; I have been a member of the taxi industry for 36 years now; I have contacted you a few times before.

In 2019, in a series of Pulitzer award-winning investigations, The New York Times exposed how government officials stood by as a generation of NY cab drivers was exploited, victimized by predatory lending, trapped with unpayable loans, driven to poverty and despair, and in some cases, driven to commit suicide.

The parallels of this human tragedy are all too familiar to San Francisco cab drivers.

In 2010, then Mayor Gavin Newsom directed our Municipal Transportation Agency — the MTA — to change the medallion system and launched the Medallion Sales Program, a program monetizing taxi permits, charging cab drivers \$250,000 for the privilege of driving for hire on our streets.

Mayor Ed Lee, Newsom's successor, continued his policy.

While selling medallions, Mayor Lee embraced Uber and Lyft in his State of the City Address in January 2013 and later proclaimed July 13, 2013, "LYFT DAY" in San Francisco to celebrate Lyft's one year anniversary even before these companies were given any legitimacy by a state regulatory agency, the CPUC.

Although it was well known that Uber and Lyft were providing taxi services under the false label of ridesharing, they were allowed to operate their large fleets of for-hire vehicles without taxi medallions. The Medallion Sales Program was bound to fail, and it did fail.

Not a single medallion has been sold since April of 2016, nearly ten years ago. The Program came to a complete halt; medallion buyers found themselves in a financial trap. And after all these years, medallion purchasers are still trapped with unpayable loans, and the taxi industry is still being held hostage by this failed system.

In the wake of The New York Times investigations, the City and State of New York took actions to address their medallion crisis. In January 2023, they celebrated a \$350-million debt relief for nearly 1,800 medallion owners. It has been reported that the debt relief amount has increased to \$400 million.

New York serves as an example that San Francisco could and should have done better for its taxi drivers; however, no mayor before you had the political will to address our medallion crisis nor any kind of debt relief for medallion purchasers trapped with the now-defunct Medallion Sales Program.

Such neglect is shameful.

In March 2018, the SF Federal Credit Union — the lender of the Medallion Sales Program — filed a lawsuit against the MTA seeking damages related to the collapse of medallion sales. The Credit Union lost the case, lost both of its appeals, and lost a judgement on attorney fees, apparently in the millions of dollars.

Both parties are now in negotiations to settle pending matters. The question we ask is: What is in this settlement for medallion buyers and the taxi industry as a whole?

Medallion buyers — the real victims in this case — have a moral standing in this matter; they are long overdue for debt relief. If there is a settlement between the MTA and the Credit Union, purchased medallion holders should be made whole; but yet again, we fear they could be left hanging out to dry.

I urge you not to just stand by as the MTA and the Credit Union settle their legal disputes over taxi medallions -- to their satisfaction only — without including purchased medallion holders.

We have a broken medallion system, and we have an unfair driving-for-hire licensing system. No cab driver should have to pay a quarter of a million dollars to operate a for-hire vehicle in a market flooded with thousands of for-hire vehicles from Uber and Lyft, and now multi-billion-dollar Waymo, all operating for free.

You have the power to right the wrong of your predecessors. You have the power to free medallion purchasers from the financial burden of this disastrous Medallion Sales Program. You have the power to free the taxi industry from this failed policy.

It is my hope, and the hope of my fellow cab drivers, that you will do so.

When I first contacted you regarding this matter, you were running your campaign for mayor. You replied: "**“Marcelo, let’s talk after the elections.”**" As I reach out once again, I urge you not to ignore this decade-old crisis that just keeps dragging on, drowning cab drivers in debt.

I sincerely thank you for your time and consideration to address this matter.

And if you haven't yet had a chance to watch our 14-minute documentary film linked below, portraying the clash of the Medallion Sales Program with the unregulated rise of Uber and Lyft, please do so. Through the voices of long-time members of the taxi industry, including three cab drivers who purchased their medallions through the Program, you'll hear about the human cost of this failed policy.

<https://www.youtube.com/watch?v=XYkLugwLfai>

Best regards,

Marcelo Fonseca  
CareerCabDriver



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: San Francisco ballet/ Trump Kennedy Center and Citys' Grants for the Arts  
**Date:** Monday, January 26, 2026 8:25:58 AM

---

Hello,

Please see below communication regarding the San Francisco Ballet.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** HEITH MANN <heith@me.com>  
**Sent:** Sunday, January 25, 2026 12:19 PM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** San Francisco ballet/ Trump Kennedy Center and Citys' Grants for the Arts

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

Bored of Supervisors,

I am writing to express my deep concern and to ask why the San Francisco Board of Supervisors has not publicly addressed the San Francisco Ballet's decision to perform at the Kennedy Center this coming summer, given the current political context and the Ballet's relationship with the City..

As you are aware, the San Francisco Ballet receives public funding through the City's Grants for the Arts program. That public support reflects San Francisco's values—particularly our long-standing commitment to artistic freedom, democratic principles, and the protection of marginalized communities, including the LGBTQ+ community to which the Ballet has deep and historic ties.

At a moment when our democracy feels increasingly under threat, it is deeply troubling to see a publicly funded San Francisco arts institution choose to perform at a national cultural institution that has come under the control and influence of an administration widely viewed as hostile to civil rights, free expression, and dissenting voices in the arts. This raises serious questions about alignment with the values that San Francisco taxpayers expect their dollars to support.

This concern is heightened by the broader national climate, including recent tragic events involving federal enforcement actions and the growing fear felt by many communities across the country. At the same time, arts organizations nationwide are facing increasing pressure, politicization, and the risk of censorship under this administration. These developments make it all the more important for local leaders to speak clearly and decisively in defense of democratic norms and artistic independence.

I am asking what steps, if any, the Board of Supervisors is taking to address this issue. Specifically, how is the City ensuring that public funds are not being used—directly or indirectly—to legitimize or support institutions that advance or normalize authoritarian control or policies that undermine democratic values?

I urge the Board to publicly voice its concern and to clarify the City's position. Silence at this moment risks being interpreted as acquiescence. San Francisco has long been a national leader in standing up for democracy, human rights, and freedom of expression, and I hope that leadership will be evident now.

Thank you for your time and attention to this matter. I look forward to your response. Sincerely.

Thomas Mann

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Jalipa, Brent \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 3 Letters Regarding the City Budget  
**Date:** Thursday, January 29, 2026 9:36:45 AM  
**Attachments:** [3 Letter Regarding City Budget.pdf](#)

---

Hello,

Please see attached 3 letters regarding the City Budget.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** [Sandy Rechtschaffen](#)  
**To:** [Mayor, MYR \(MYR\)](#); [Board of Supervisors \(BOS\)](#)  
**Cc:** [DPH-anne](#); [Sandy Rechtschaffen](#)  
**Subject:** Oppose Funding Cuts for NAMI San Francisco in Proposed DPH Budget  
**Date:** Monday, January 26, 2026 3:11:19 PM

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

Dear Mayor Lurie and Board of Supervisors:

I urge you to restore ALL funding for NAMI San Francisco in the proposed DPH budget. Despite promises to protect direct services, NAMI SF—the only organization in San Francisco supporting families navigating mental illness—faces complete elimination.

The SF Health Commission meets February 4. There is still time to reverse this decision.

Mental health needs have rapidly increased and are currently at an all time high!!!

I have lived with Major Depressive Disorder, Generalized Anxiety and most recently diagnosed with bipolar 2. My disease is invisible to others but has had tragic consequences on my livelihood (now categorized as permanently disabled), my family and the unfortunate ignorance of the general public. Please realize that just because I've been "labeled" "does not mean I'm intellectually challenged!!!!

Daniel- I worked at Congregation Emanu-el for 10 years as the Director of Social Justice. We worked together. I believed in you because I saw the work you did prior to becoming mayor.

Without NAMI SF, San Francisco loses:

- The sole resource for families during psychiatric crises
- Services for 3,000+ high school students annually learning to recognize symptoms early
- Culturally responsive programs in Cantonese and Spanish
- Embedded support in housing communities that prevents homelessness and maintains recovery

Research proves family education reduces hospitalizations, shortens inpatient stays, and improves treatment outcomes. NAMI SF's free, peer-led programs are often the first or only support preventing crisis and emergency system involvement.

The city has funded NAMI SF since 2014 because these programs work. Eliminating this funding contradicts stated priorities and abandons our most vulnerable residents when they need help most.

Please restore full funding for NAMI San Francisco.

Warmly,  
Sandy

Sandy Rechtschaffen  
(415) 407-7598

**From:** [Susan Abbott](#)  
**To:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [FielderStaff](#); [ChenStaff](#); [MahmoodStaff](#); [SauterStaff](#)  
**Subject:** Reduce SF Spending, get the Budget in Order.  
**Date:** Wednesday, January 28, 2026 7:32:35 AM

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## Message to the Board of Supervisors and Mayor

From your constituent **Susan Abbott**

Email [suzyqclown@sbcglobal.net](mailto:suzyqclown@sbcglobal.net)

### **Reduce SF Spending, get the Budget in Order.**

Message: Dear Mayor Lurie,

As we enter the budget cycle I thank you for instructing departments to cut \$500M from their budgets. I support deeper cuts and urge you to go deeper this year. Overspending compounds yearly.

Dear Supervisors,

I fully support the Mayor right-sizing the San Francisco budget and urge you to do what is best for San Franciscans by holding budgets down.

We need real budget reform right now. Please resist the pressure to favor special interests over the deep need of residents for relief from the onerous pressure of the bloated SF budget.

Every dime of the \$1.5BILLION going to non-profits should be justified. There is likely \$1B in savings right there.

Protect public safety, get rid of the waste.

Sincerely,

**From:** [Deborah Murphy](#)  
**To:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [FielderStaff](#); [ChenStaff](#); [MahmoodStaff](#); [SauterStaff](#)  
**Subject:** Reduce SF Spending, get the Budget in Order.  
**Date:** Wednesday, January 28, 2026 12:19:40 PM

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## Message to the Board of Supervisors and Mayor

From your constituent      Deborah Murphy  
Email                            [bridgelady@earthlink.net](mailto:bridgelady@earthlink.net)

Optional: Provide your phone number if you want us to send 4156721543 you a text reminder/ updates.

### **Reduce SF Spending, get the Budget in Order.**

Message: Dear Mayor Lurie,

As we enter the budget cycle I thank you for instructing departments to cut \$500M from their budgets. I support deeper cuts and urge you to go deeper this year. Overspending compounds yearly.

Dear Supervisors,

I fully support the Mayor right-sizing the San Francisco budget and urge you to do what is best for San Franciscans by holding budgets down.

We need real budget reform right now. Please resist the pressure to favor special interests over the deep need of residents for relief from the onerous pressure of the bloated SF budget.

Every dime of the \$1.5BILLION going to non-profits should be justified. There is likely \$1B in savings right there.

Protect public safety, get rid of the waste.

Sincerely,  
Deborah Murphy



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: San Francisco's(?) Bay Lights 360 Project  
**Date:** Thursday, January 29, 2026 8:11:37 AM

---

Hello,

Please see the below communication regarding the Bay Lights 360 Project.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** Mark Baker <mbaker@softlights.org>  
**Sent:** Thursday, January 29, 2026 6:26 AM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Alix Bockelman <abockelman@bayareametro.gov>; Andrew Fremier <afremier@bayareametro.gov>; El-Tawansy, Dina@DOT <dina.el-tawansy@dot.ca.gov>; Kathleen Kane <kkane@bayareametro.gov>; Higuera, Amy R. <amy.higuera@stoel.com>; Goldzband, Larry@BCDC <larry.goldzband@bcdc.ca.gov>; Ben Davis <ben@illuminate.org>; david.ambuehl@dot.ca.gov; neumanengineering@gmail.com; Scharff, Greg@BCDC <greg.scharff@bcdc.ca.gov>; Flint, Jennifer@DOT <Jennifer.Flint@dot.ca.gov>; Rob Nesbitt <RNesbitt@kron4.com>; editor@sfchronicle.com; tips@sfist.com; Ethics Commission, (ETH) <ethics.commission@sfgov.org>  
**Subject:** San Francisco's(?) Bay Lights 360 Project

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

Dear Board of Supervisors, City and County of San Francisco,

This is a public comment.

There have been many news stories about the Bay Lights 360 project. The organizer for the project, Ben Davis, states that the Bay Lights 360 "will represent San Francisco." As per Chapter 29, Section 9, Article I of the Caltrans Project Development Procedures Manual (PDPM), any art project must be proposed by a city or county representing the area. In the case of Bay Lights 360, this would be the City and County of San Francisco.

However, despite numerous requests from me for public records showing that the City and County of San Francisco proposed the Bay Lights 360 project and secured public approval for the project, I have seen no indication that the City and County of San Francisco are involved with the Bay Lights 360 project. It appears to me that the Bay Lights 360 project is an entirely private endeavour and, as such, is not an authorized project.

The PDPM states, "Transportation art is solely funded by the public agency." I have seen no indication that the City and County of San Francisco is funding the Bay Lights 360 project. All news stories that I have read state that the project is privately funded. The use of any taxpayer funds supporting this private project makes this an illegal project.

I have contacted the San Francisco Ethics Commission and requested an investigation, however they have denied my request. (Because, of course, why would the SF Ethics Commission care about ethics?). I have submitted a public records request for more information (see below).

Therefore, I am now appealing directly to the Board of Supervisors. Because Mr. Davis is claiming that this project represents San Francisco and because I have found no evidence to support Mr. Davis' claim, I am requesting that the City and County of San Francisco open an investigation.

Sincerely,

Mark Baker  
California Taxpayer

---

The Bay Lights 360 project consists of 48,000 blue-rich LED lights on the San Francisco-Oakland Bay Bridge. Per this article, the Bay Lights 360 represents San Francisco (<https://sfist.com/2024/03/22/bay-lights-coming-back-on-organizers-say-theyve-almost-hit-their-11-million-goal/>).

The state agency Caltrans owns the Bay Bridge. The Caltrans Project Development Procedures Manual (PDPM) details the requirements for an art project under the Transportation Art Program in Chapter 29, Section 9, Article I, which states, "Transportation art is proposed, provided, installed, maintained, and removed or restored by the public agency representing the area in which the art will be installed. The public agency may be a city, county, incorporated town, tribal government or non-federally recognized tribe."

Article 3 of the PDPM states, "Public agencies seeking approval of transportation art must first submit a preliminary proposal to the Caltrans district transportation art coordinator...Prior to final proposal review by Caltrans, the public agency must document local support for the proposal...The public agency will secure and document public acceptance, ensuring that those most affected have been provided the opportunity to express either support or opposition to the final proposal...After securing public acceptance, the public agency shall issue an adopted resolution or other official document recommending approval of the proposed design of the transportation art and requesting installation within the highway right-of-way. "

Therefore, I am requesting all public records associated with the Bay Lights 360 project, including the "preliminary proposal", the "documented local support", and the "resolution" recommending approval. Also, I am requesting a copy of the final permit from Caltrans to San Francisco authorizing the project.

Please note that the Bay Lights 360 project is distinct from older versions of the project that were installed in 2012 and 2016. Therefore, I am only requesting records from 2021 to present.

---

January 27, 2026

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2026 JAN 28 AM10:47

Subject: Request for Amendment to San Francisco Health Code Article 19Q to Prohibit the Sale of Partially Inconsumable Tobacco Products (Plastic-Filtered Cigarettes)

Dear Members of the San Francisco Board of Supervisors,

On behalf of our communities and with the support and endorsement of several experts and organizations committed to the health and safety of San Francisco, we are writing to urge you to strengthen Article 19Q of the San Francisco Health Code, which currently prohibits the sale of flavored tobacco products, by adding appropriate language to prohibit the sale of partially inconsumable tobacco products—specifically, tobacco products containing filters made of plastic or other non-consumable materials.

Cigarette filters, made of cellulose acetate plastic, are among the most pervasive forms of litter found on San Francisco streets, beaches, and storm drains—comprising between 22%-53% of observed litter in the City<sup>1</sup>. These filters do not biodegrade; they fragment into microplastics that contaminate our waterways, poison marine life, and leach toxic chemicals such as nicotine, arsenic, and lead into the environment. Smokers are inhaling heated microplastics into their lungs, and then it goes into the environment, into the water we drink, food we eat and air we breathe and enters our bodies. Beyond ecological and human health harm, cigarette filter litter burdens our public works systems and exposes residents—particularly children—and our pets to hazardous waste in public spaces.

The sale of these products undermines our City's Zero Waste goals and directly contradicts its environmental and public health commitments. As San Francisco continues to lead in reducing single-use plastics, it is both reasonable and necessary to address this form of persistent pollution at its source. The term "filter" is a misnomer and a marketing gimmick from 1960's Big Tobacco. In fact, the Surgeon General has reported in various accounts that not only have cellulose acetate filters shown no benefit to human health, but they likely contribute to a histologic shift in the predominant lung cancer found in smokers from squamous cells to the more aggressive adenocarcinoma<sup>234</sup>.

#### **Suggested Prototype Amendment to Article 19Q**

To address this issue, we respectfully urge the Board to adopt language that would implement a ban on plastic cigarette filters. The following draft provides model language, based on the recent adoption of a similar ordinance in the City of Santa Cruz, for consideration in updating the San Francisco Health Code Article 19Q: Prohibiting the Sale of Flavored Tobacco Products and Partially Inconsumable Tobacco Products.

This proposed amendment represents a narrow, practical update to existing law that builds directly on San Francisco's current enforcement framework and aligns with policies already successfully implemented in other California jurisdictions, making it both feasible and straightforward to adopt.

<sup>1</sup> HDR. 2014. *San Francisco 2014 Litter Study*. Prepared for the City and County of San Francisco, Office of the Controller and Department of Environment.

<sup>2</sup> U.S. Department of Health and Human Services. 2010. *How Tobacco Smoke Causes Disease. A Report of the Surgeon General*.

<sup>3</sup> Novotny, T. E., and Slaughter, E. 2014. *Tobacco Product Waste: An Environmental Approach to Reduce Tobacco Consumption*. *Current Environmental Health Reports* 1, 208–216.

<sup>4</sup> Curtis, C., Novotny, T. E., Lee, K., Freiberg, M., & McLaughlin, I. 2016. *Tobacco industry responsibility for butts: a Model Tobacco Waste Act*. *Tobacco Control*.

Add to Section 19Q.2. DEFINITIONS

“Partially incomsumable cigarette” means any cigarette containing an embedded component or part commonly referred to or marketed as a filter that is not intended to be consumed, whether it is made of any material including, but not limited to, plastic, cellulose acetate, other fibrous plastic material, or any other inorganic, organic, or biodegradable material.

“Partially incomsumable cigar” means any cigar containing an embedded component or part commonly referred to or marketed as a filter that is not intended to be consumed, whether it is made of any material including, but not limited to, plastic, cellulose acetate, other fibrous plastic material, or any other inorganic, organic, or biodegradable material.

Renumber existing Sections 19Q.5–8 as Sections 19Q.6–9.

Add new Section 19Q.5:

(a) It shall be a violation of this chapter for any tobacco retailer or any of the tobacco retailer’s agents or employees to sell or offer for sale, or to possess with intent to sell or offer for sale, partially incomsumable cigarettes or partially incomsumable cigars.

(1) There shall be a rebuttable presumption that a tobacco retailer in possession of four or more packages containing any partially incomsumable cigarettes or partially incomsumable cigars possesses such packages with the intent to sell or offer for sale.

Justification

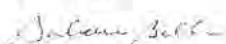
San Francisco already leads the nation in protecting public health and the environment through policies limiting single-use plastics and tobacco marketing. Extending these protections to plastic-filtered tobacco products would:

- Prevent the release of millions of plastic filters into the environment each year;
- Reduce municipal cleanup costs associated with cigarette litter;
- Protect human health along with local wildlife and aquatic ecosystems from chemical and plastic contamination;
- Promote equity by improving the cleanliness and safety of our shared public spaces.

By enacting this amendment, the Board would reaffirm San Francisco’s commitment to innovation, environmental responsibility, and community well-being.

Thank you for your leadership and continued efforts to protect our city’s health and environment. We urge you to move swiftly to introduce and adopt an appropriate amendment to Article 19Q.

Sincerely,



Barbara Bella



Vince Yuen  
Refuse Refuse

Endorsed by: Experts

**Dr. Thomas Novotny**, Professor Emeritus of Epidemiology and Biostatistics at SDSU School of Public Health.  
**Professor Emeritus of Epidemiology and Biostatistics** at the San Diego State University (SDSU) School of Public Health.

**Max Wechsler**, Policy Options to Mitigate Cigarette Filter Litter in California, 2016 USF Master's Project

**Ruth E. Malone**, RN, PhD Professor Emerita Dep of Social and Behavioral Sciences School of Nursing, UCSF, Editor Emeritus, *Tobacco Control*

**Brian Davis**, Co-Chair San Francisco Tobacco-Free Coalition and Former Project Director, LGBTQ Minus Tobacco

**Dr. Bonnie Halpern-Felsher**, PhD, FSAHM, Marron and Mary Elizabeth Kendrick Professor in Pediatrics II, Taube Endowed Research Faculty Scholar, Professor (by courtesy), **Epidemiology & Population Health**; Psychiatry & Behavioral Sciences, Director, Stanford REACH Lab

**Dr. Pamela Ling**, MD MPH Professor of Medicine, Director, Center for Tobacco Control UCSF. *Title is for identification purposes only; this endorsement is made in a personal capacity and does not represent the views of UCSF.*

**Dr. Maya Vijayaraghavan**, MD MAS Professor of Medicine, Director, Smoking Cessation Leadership Center UCSF *Title is for identification purposes only; this endorsement is made in a personal capacity and does not represent the views of UCSF.*

**Dr. John Maa**, MD, General Surgeon, 2018 President of San Francisco Marin Medical Society for identification purposes only

**Organizations and Firms** (Many supportive organizations are unable to sign a lobbying letter but are behind this effort.)



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 2 Letters Regarding File No. 250761  
**Date:** Monday, January 26, 2026 12:02:02 PM  
**Attachments:** [2 Letters Regarding File No. 250761.pdf](#)

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Hello,

Please see attached 2 letters regarding **File No. 250761:**

Hearing on the status and performance of the Central Subway, including ridership, station conditions, train frequencies and reliability, and future plans for extension; and requesting the Municipal Transportation Agency to report.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [Vicky Hoover](#)  
**To:** [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MahmoodStaff](#); [SauterStaff](#)  
**Subject:** Say NO to wasteful extension plan for Central Subway  
**Date:** Saturday, January 24, 2026 6:47:20 PM

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

The Central Subway, which was enormously expensive to construct and took years, has proven itself an elephant, a gross waste of money; it does not get much use, and it serves only a small segment of population. For me and many others, it is quicker and easier simply to take the #30 bus, or even the #45, that cover much of its route--and do not require the abysmal time-consuming descent off the street down many layers into subterranean access.

The city is so short of funds at this time, and needs money so badly--for example we MUST fund the Department of the Environment properly, not defund it. Another need is to bring better bus service to the Sunset neighborhood.

Don't just say NO to the Central Subway expansion say HELL NO.

'Thanks for consideration of this viewpoint (which, believe me, is shared by many neighbors and others in my central downtown neighborhood, plus residents all over the City.

Vicky Hoover  
40 year resident of San Francisco  
735 Geary St. #501  
San Francisco 94109  
District 5

**From:** [Howard](#)  
**To:** [Carroll, John \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [ChenStaff](#); [Mahmood, Bilal \(BOS\)](#); [MahmoodStaff](#); [Sauter, Danny \(BOS\)](#); [SauterStaff](#); [Board of Supervisors \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)  
**Subject:** ATTACHMENTS: LETTERS FOR PUBLIC RECORD---CENTRAL SUBWAY EXTENSION:  
**Date:** Monday, January 26, 2026 8:50:03 AM  
**Attachments:** [0-CASE STUDY 3--Central Subway Boondoggle 4-1-15 XXXXXXXXXXXXXXXXXXXXXXX.pdf](#)  
[CHARTS TAR August2911 YYYYYYYYYYYY.pdf](#)  
[OA---NORTH BEACH BUSINESS ASSOCIATION LETTER 9-21-19.pdf](#)  
[OA--THD LETTER---Central Subway Extension 1-20.pdf](#)  
[OA---BATWG LETTER 11-20-19.docx](#)  
[OA---D3DC RESOLUTION---Central Subway Extension Study 9-19 XXXXXXXXX.pdf](#)  
[Embeddede50a1d24567d407a89a198b51f49a859.png](#)

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

**ATTACHMENTS: FOR THE PUBLIC RECORD (Letters from past on Central Subway Extension---a very long history) Best, Howard Wong, AIA**

In a message dated 1/23/2026 4:23:46 AM Pacific Standard Time, [wongaia@aol.com](mailto:wongaia@aol.com) writes:

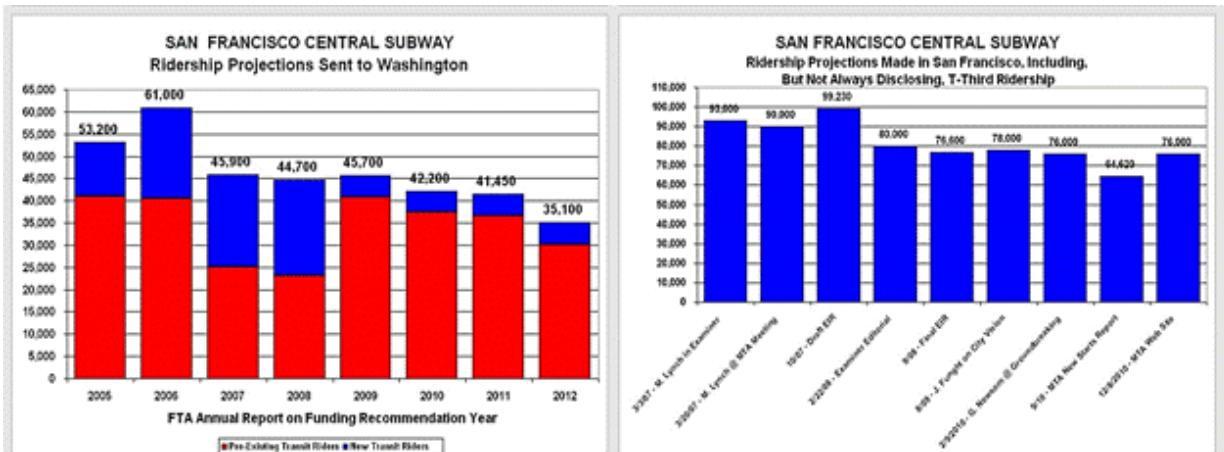
**CENTRAL SUBWAY: Alarming talk about extension (spending billions of dollars more) just before elections**

**Monday, January 26, 2026, 1:30 PM at City Hall Rm. 250**

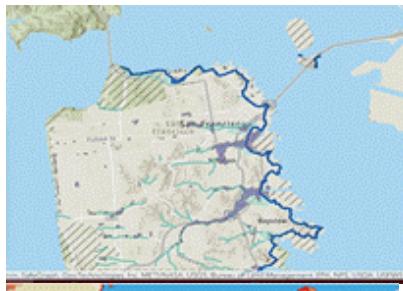
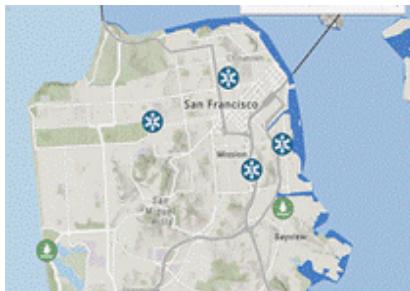
**LAND USE & TRANSPRTATION COMMITTEE:**

[https://sfbos.org/sites/default/files/lut012626\\_agenda.pdf](https://sfbos.org/sites/default/files/lut012626_agenda.pdf) Item 8: Possibly at 2:00 PM--[Hearing - Central Subway Performance and Extension Plans] Sponsor: Sauter Hearing on the status and performance of the Central Subway, including ridership, station conditions, train frequencies and reliability, and future plans for extension; and requesting the Municipal Transportation Agency to report.

**GENERAL: Bad optics to talk about Central Subway extension (spending billions of dollars more)---when voters are about to vote on new taxes.** Muni has long-term structural budget deficits, even if voters approve transit funding measures. The Central Subway has already taken \$2 billion from the rest of the Muni system—causing citywide service cuts, eliminated bus lines, shortened routes, deferred maintenance and infrastructure upgrades. The subway has never met new ridership projections, and most riders are merely diverted from the #8,30 and 45 bus lines. Some Muni bus stops have more daily riders than Central Subway stations. The subway has one of the highest operating costs per rider. Its \$15 million annual operating budget could restore multiple bus lines.



**ACCURATE DATA NEEDED:** Final costs of the 1.7-mile Central Subway need to be tabulated---accounting for legal settlements, litigation costs, water leak repairs, elevator/escalator repairs, and costs covered elsewhere. The long-term status of the waterproofing system needs clarification---in conditions of high hydraulic pressures.



**CENTRAL SUBWAY EXTENSION RISING COSTS:** It makes no sense to extend a subway into waterfront flood zones---sea level rise, storm surges, tsunami waves, rising coastal groundwater, and high construction/operating/ maintenance costs.

#### BETTER TRANSIT

**PROJECTS:** In the 15-30 years it takes to build a subway, transit technology will have been transformed. Think 24/7 micro-transit, autonomous mobility, water taxis---with flexibility to circumvent flooding. All funding should prevent Muni service cuts/ layoffs, augment bus/ cable car/ streetcar lines/ digital technology, invest in maintenance and state of good repairs. Restore eliminated bus lines, like the 15-Kearny, 41-Union, 20-Columbus, 3-Jackson, 28 Valencia... Restore shortened bus lines: 5-Fulton, 6-Hayes/ Parnassus, 9-San Bruno, and 31-Balboa. Cheaper and effective projects include a free northeast shuttle bus loop and extension of the F-Line to the Marina.





**NO MORE CONSTRUCTION IMPACTS ON BUSINESSES:** Chinatown/ Downtown/ Union Square businesses have yet to recover from years of Central Subway construction. North Beach, Russian Hill, and Fisherman's Wharf can avoid crippling impacts with the next generation of transit/ mobility.

**MISSION LOCAL:** The Central Subway will cripple Muni for years to come (9-12-22): <https://missionlocal.org/2022/09/central-subway-san-francisco-buttigieg-toonerville-trolley/>

**EXAMINER:** An S.F. transit tragedy: the Central Subway saves no time

[https://www.sfexaminer.com/our\\_sections/forum/a-sf-transit-tragedy-the-central-subway-saves-no-time/article\\_404310fa-9858-11ed-b836-6fa9a4b5a5ac.html](https://www.sfexaminer.com/our_sections/forum/a-sf-transit-tragedy-the-central-subway-saves-no-time/article_404310fa-9858-11ed-b836-6fa9a4b5a5ac.html) If

you're not on Google, do you really exist? This is the question facing the Central Subway, San Francisco's newest transit line. In my experience, it is almost impossible to get Google Maps to show the line as a means to travel from point A to point B. Which begs another question: Could the unsparing judgment of algorithms be the undoing of decades of politicking and planning that led to the subway's creation?

\* \* \* \* \*

**Howard Wong, AIA**





## Bay Area Transportation Working Group (BATWG)

Dear Ladies and Gentlemen,

BATWG associates itself with the unanimous 10/10/19 statement of the District 3 Democratic Club and the North Beach Business Association's letter of 9/21/19.

As indicated in the NBA letter, in so far as preserving the world famous ambiance of North Beach is concerned, a further extension of the already disruptive subway would be very risky.

In a few more years Central Subway will bring riders the Chinatown Station at Washington Street. The three bus lines currently plying Stockton Street attract a total of 76,000 riders a day. The Chinatown Station is expected to attract about 8,000 riders a day. That means that a very large percentage of the people who now use the 8x, 30 and 45 bus lines will continue riding the bus. Extending the subway to Fisherman's Wharf would not materially alter this situation.

A better and far cheaper way of accommodating the needs of north-south travelers in the northeastern part of San Francisco would therefore be to improve the bus lines. Attracting more riders to important downtown Muni lines would require a significant reduction in downtown traffic, faster and more reliable north-south bus service and consistently clean, comfortable and safe bus interiors.

Despite its operating difficulties, Muni provides many San Franciscans with an effective non-automotive way of getting around. Travelers entering San Francisco from the east and south are not so fortunate. According to MTC's 1990 to 2030 Travel Forecasts, by 2025 almost 700,000 automobiles a day from the east and south will be traveling into and out of San Francisco, a figure that is projected to further increase. It's become pretty obvious that the streets of San Francisco are increasingly unable to handle the load.

AC Transit's transbay ridership is currently an abysmally-low 14,000 riders a day, largely because of AC's meandering and generally weak East Bay bus operation. Because of this and because BART is running out of transbay carrying-capacity, by 2025 there are projected to be over 200,000 Bay Bridge auto trips a day. To adequately address this problem, AC's transbay ridership would need to

at least quadruple; San Francisco has a very strong reason for helping to make this happen.

Because of the excessive 18 northbound highway and arterial lanes leading into San Francisco from the Peninsula, roughly 475,000 cars a day from the south flood the streets of San Francisco, again in part because of the lack of adequate alternatives to driving. Riding Caltrain gets one to 4<sup>th</sup> and King. Yet the long-awaited extension of Caltrain into the new SF Transit Center remains on the back burner. This has to change. In addition, SanTrans has never attracted enough downtown San Francisco bus riders, in part because the City and County of San Francisco has prevented it from operating any of its bus lines on Market Street.

In sum:

1. The narrowly-conceived proposal to extend the Central Subway, whose carrying-capacity and projected ridership are both quite low, should be tabled
2. Constraints should be imposed as necessary to prevent the current Central Subway project from further damaging the character of Chinatown
3. Bus-only lanes where and when necessary are needed to prevent loaded North Beach and Chinatown buses from getting bogged down in traffic congestion
4. A consistently quiet, clean, safe and comfortable bus ride should be given a high priority
5. The outside pressures on AC Transit to get its East Bay act together should increase
6. The obstacles to getting Caltrain up and running in the Sales Force Transit Center should be cleared out of the way
7. Steps should be taken to materially Improve SamTrans' distribution throughout San Francisco
8. Additional measures should be taken as required to assure a rational balance of transportation modes in San Francisco.

Everyone wants the SFMTA to do everything. In such an environment, independent analysis and tough, astute priority-setting is essential.

Sincerely yours,

*G Cauthen*

for BATWG  
510 208 5441

**Bay Area Transportation Working Group**  
3001 Ashbrook Court  
Oakland CA 94601  
[www.batwgblog.com](http://www.batwgblog.com)



# D3DC

## DISTRICT 3 DEMOCRATIC CLUB

Chinatown, North Beach, Russian Hill, Polk Gulch, Nob Hill, Waterfront, Fisherman's Wharf, Embarcadero, Barbary Coast, Jackson Square, Golden Gateway, Financial District, Union Square, Downtown

### D3DC RESOLUTION

#### Central Subway Extension Alternatives Study: Studying and Implementing More Effective, Quicker Transit Alternatives

Whereas San Francisco voters have passed ballot measures for transportation sales taxes, which fund the \$1.2 million Central Subway Extension Alternatives Study—to study best transit alternatives and to help the most people in the shortest time possible.

Whereas San Francisco deserves, more swiftly, a world-class public transit system, especially after billions of dollars have already been spent without achieving superlative results; and

Whereas the current Central Subway project has taken \$610 million of matching funds from the Muni system, cutting services while adversely impacting businesses, streets and neighborhoods, and triggering rising land values, rents and gentrification; now, therefore, be it

**Resolved**, that the District 3 Democratic Club (D3DC):

1. urges the San Francisco Municipal Transportation Agency (SFMTA), San Francisco County Transportation Authority (SFCTA) and the San Francisco Planning Department to study best practices around the world and to advocate for swifter and cheaper transit solutions;
2. urges simpler and swifter projects that transform citywide transit, rather than waiting 10-30 years for a tiny \$1 billion subway and inflicting a decade of deleterious construction impacts, business closures and community fragmentation;
3. urges the restoration of previously cut Muni services in the northeast quadrant, like the #15-Kearny bus to Montgomery Station, #41-Union bus (all day/ weekends) to Embarcadero Station, #10 & 12 buses to the waterfront, regular fares on cable cars for residents, more evening/ weekend hours and more frequency/ reliability;
4. urges a holistic urban design plan for the 1-1/2 mile route from Market Street to Fisherman's Wharf, studying pedestrian/ bicycle zones, free shuttle bus loops, bus rapid transit, extension of the E-Line and F-Lines to the Marina, micro-bus connectors, digital traffic management, and other street-level designs that would not bypass North Beach businesses as a subway would allow. and
5. urges study of emerging transit technology, available in 5-10 years, like autonomous 24/7 microtransit, trackless 3-car trains on wheels, self-driving cars, automated parking, elimination of street parking, integrated transit/ traffic technology and more.

Approved by unanimous vote, October 10, 2019 at the D3DC Endorsement Meeting, convened at the SFIAC, 1630 Stockton Street, San Francisco.

Howard Wong, AIA,  
President, District 3 Democratic Club  
Contact: [wongaia@aol.com](mailto:wongaia@aol.com)



## **POSITION ON POSSIBLE CENTRAL SUBWAY NORTH BEACH EXTENSION**

September 21, 2019

**TO:**

Kansai Uchida, Principal Transportation Planner, SFMTA  
Sarah Jones, Planning Director, SFMTA  
Tam Tran, Senior Planner, Planning Department  
Celina Chan, Planner, Transportation Citywide

**COPY:**

Supervisor Aaron Peskin  
Tom McGuire, Acting SFMTA Director  
Julie Kirschbaum, Director of Transit  
John Rahaim, Planning Director  
Tilly Chang, Executive Director, SFCTA

We, NBBA, are aware that there was about a year ago a “kickoff community meeting” on September 27, 2018 at Joe DiMaggio Playground which was a forum on the possibility of extending the Central Subway out of Chinatown all the way to Fisherman’s Wharf with the possibility of a North Beach Station. Further, that there have been several other NB community forums since that time to explore the possibility of this central subway extension in co-operation with SFMTA.

We have also studied this issue and have come to the following conclusions in regard to how this would impact our small business commercial district here in North Beach. We find that in order for us to support such a subway extension the following criteria must be met;

- 1.) Some kind of commercial rent control or stabilization plan must be in place in order to prevent rent increases from driving out existing and/or preventing the establishment of creative and unique small businesses that have historically characterized our NB Commercial district. We are aware that substantial commercial rent increases are already impacting Chinatown around the yet unopened subway station and outrageous commercial rent increases have characterized all the commercial districts everywhere a urban subway has been established;

2.) A fund must be set up to completely compensate all North Beach small merchants and restaurants for lost business during the construction of the subway which we are aware that there are SFMTA plans to dig up, yet again, parts of Columbus Ave. for over a year and a half. We here in North Beach have suffered through over 2 decades of streetscape “construction” projects already which have never been co-ordinated or managed in a way to mitigate or even consider mitigating negative impacts on our small businesses;

3.) All the residents and residential organizations and activists in our North Beach community must reach a consensus about the need for a central subway station here in our commercial district and where it should be. We are aware that there is substantial support for building better surface transportation rather than investing a huge amount of money in a subway system at this time. Our organization has for years advocated for surface shuttle busses which would bring tourists and others from the outside of our commercial district like from our waterfront SF Tour Boat docks through Chinatown and to our North Beach commercial districts which would be good for both commercial districts. Money would be better spent on this kind of transportation rather than for a hole in the ground!

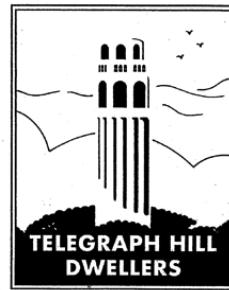
4.) Lastly, cost overruns and major delays in the existing “T2” subway must not be carried over as the existing SFMTA “culture of mismanagement” must be eliminated in any new project to extend the Central Subway to North Beach and Fisherman’s Wharf.

Thank You,

Dan Macchiarini  
President  
North Beach Business Association

January 27, 2020

Kansai Uchida  
Project Manager  
San Francisco Municipal Transit Authority  
1 South Van Ness  
San Francisco, CA 94103  
(Via email: [kansai.uchida@SFMTA.com](mailto:kansai.uchida@SFMTA.com))



RE: Proposed Central Subway T-Third – Phase 3 Extension

Dear Mr. Uchida,

On behalf of the Board of Directors of the Telegraph Hill Dwellers (THD), we offer the following input on our transportation goals, the desirability of a subway extension into North Beach, and proposed station locations.

First some background history of our organization as it relates to transportation issues in our neighborhood. Incorporated in 1954, THD's first effort was to save the 39 Coit bus, which is still operating today to provide transit service for residents and visitors to Telegraph Hill. During our 66-year history, THD has been instrumental in successfully opposing the extension of the Embarcadero freeway through North Beach (1974); developing the "A" parking sticker program, later adopted citywide (1976); and blocking the construction of an underground parking garage beneath our beloved Washington Square to prevent the loss of park land (1966, 1976).

THD has always supported funding to improve MUNI service and reliability and has opposed cuts in service that have impacted transportation to and from our part of the City. For example, we have urged MUNI to restore the #15-Kearny bus to Montgomery Station and to operate the #41-Union bus to the Embarcadero Station all day and on weekends, to restore the #10 and #12 buses to the Waterfront, and to provide regular fares on cable cars for residents.

Although THD does not oppose the T-Third – Phase 3 extension in concept, we set forth the following significant impacts to North Beach and Telegraph Hill that must be avoided.

## **I. No Impacts to Washington Square**

The T-Third – Phase 3 Concept Study dated January 2015 (Concept Study) for the subway extension assumes that in order to utilize the "twin tunnels" built for the extraction of the tunnel boring machine (TBM) between Chinatown at the former Pagoda Palace site, a "North Beach" station would be located at or near Washington Square. (Pages 2-13 and 2-29) The extensive discussion in the Concept Study of the critical importance of using the Pagoda Palace site for the placement of permanent station facilities (Pages 4-16 through 4-18)<sup>1</sup> is obviously out of date and no longer relevant since the site has been fully developed.

<sup>1</sup> The TBM could have been retrieved in Chinatown or abandoned underground as analyzed in the final EIR. The unnecessary \$70 million tunnel from Chinatown to the Pagoda Palace site in North Beach seemed more about predetermining a future North Beach Subway Station than any need for an extraction site.

THD is strongly opposed to any and all impacts to Washington Square from a subway extension. We oppose the use of Washington Square as the location of a station, a staging area, entrances, emergency egress, ventilation stacks/shafts, portal structures, headhouses, and any other structures or construction activities of any nature. As noted above, THD was instrumental in blocking the construction of an underground parking garage beneath Washington Square and later initiated and supported its designation as City Landmark No. 226 with the intent to forever prevent any impacts to Washington Square in the future.

## **II. Protect the Fragile Ecosystem of North Beach**

In connection with the proposed subway extension, the Concept Study recognizes that: “A significant body of research has demonstrated that the introduction of new transit service typically results in increased local property values and new development, with the effects most concentrated within a quarter to half-mile around the transit stations.” (Page 3-1) As further stated in the Concept Study, there are approximately 1,714 parcels within a quarter mile of the potential North Beach station, which reflects the “dense, fine grained character of North Beach with many small parcels.” The Concept Study also confirms that 91% of these parcels currently fall within the 40-foot height district and that the parcels nearest the potential station location are within the North Beach Neighborhood Commercial District. (Page 3-6)

Based on this research, a subway station would increase property values in North Beach, resulting in higher residential and commercial rents and corresponding displacement of existing tenants and small businesses. Such increased property values would attract new development, creating pressures to upzone and threaten historic resources. The Concept Study explores using the increases in assessed value of properties as a means to help pay for the capital costs of the subway extension.

THD prioritizes the protection of existing tenants and small businesses in North Beach, and strongly advocates for the preservation of our historic and cultural resources. We are therefore concerned that even the study of a proposed North Beach subway station will threaten these priorities.

### **(1) Designate North Beach Historic District**

To add a level of protection for the historic and cultural resources of North Beach and to counter efforts by real estate interests to upzone the area, a North Beach Historic District should be designated by the City before any further study of a subway extension through North Beach.

In addition to the landmark designation of Washington Square, the buildings and resources of North Beach are recognized as historically and culturally significant. The buildings located within four historic districts within a quarter mile around the potential station are listed on the California Register of Historic Places, including the Washington Square, Powell Street Shops, Upper Grant Avenue, and Jackson Square Extension Historic Districts. In addition, 90% of the buildings on the 1,714 parcels noted in the Concept Study have recently been determined eligible for a National Register Historic District.

## **(2) Develop a Commercial Rent Stabilization Plan**

Committed to preserving the unique character of small business in North Beach, THD was instrumental in establishing the North Beach Neighborhood Commercial District in 1987 and a legislative ban on formula retail (chain) stores in the District. THD works with the North Beach business community to attract more small-scale neighborhood-serving businesses.

Before further study of a subway extension through North Beach, a plan for commercial rent stabilization must be established to prevent rent increases from driving out existing small businesses and to maintain the attractiveness of North Beach to new creative and unique small businesses, which have historically characterized our commercial district. We are aware that substantial commercial rent increases are impacting Chinatown even before the opening of the subway station and that major rent increases have characterized commercial districts wherever an urban subway has been established.

## **(3) Establish a Fund to Compensate Small Business Owners**

Construction will disrupt residents, businesses, pedestrians, and traffic, which could last for years, as is the case with the extension of the subway to Chinatown. We support the North Beach Business Association in their demand that a fund be established to adequately compensate North Beach businesses for their lost income and displacement during construction activities, should a subway extension through North Beach ever materialize. Given the history of cost overruns and major delays in constructing the extension to Chinatown, the adverse impacts on businesses caused by those construction activities are well known.

## **III. Comprehensive Study of Alternatives/Open Community Process**

THD supports an open community process as a part of a comprehensive study of a Central Subway Extension to address the social, physical, environmental, and economic impacts to the neighborhood of a North Beach station. Given that the Pagoda Palace site is no longer available and the use of Washington Square is unacceptable, alternative sites must be explored. In addition, more cost-effective alternatives to implementing efficient transit improvements – with minimal construction impacts -- should be studied.

We urge you to continue an open public process, unlike the invitation-only meetings of the past, and to avoid an approach biased toward a pre-determined outcome. This seemed the case in the recent on-line questionnaire, which failed to provide a way to express our concerns regarding the impacts to our neighborhood.

We also urge you to specify and analyze lessons learned from the ongoing Central Subway project, and how SFMTA intends to mitigate, and ideally avoid, similar fiscal, schedule, personnel, and outreach problems on the Central Subway extension project.

\*

\*

\*

January 27, 2020

Page 4

We look forward to a renewed dialog in which the issues raised above will be meaningfully addressed.

Sincerely,



Stan Hayes  
President  
Telegraph Hill Dwellers

cc: Jeffrey Tumlin, Director of Transportation ([jeffrey.tumlin@sfmta.com](mailto:jeffrey.tumlin@sfmta.com))  
Tracey Lin, Deputy Project Manager ([tracey.lin@SFMTA.com](mailto:tracey.lin@SFMTA.com))  
Phillip Pierce, Public Affairs Manager ([phillip.pierce@SFMTA.com](mailto:phillip.pierce@SFMTA.com))  
Sarah Jones, Planning Director, SFMTA ([Sarah.Jones@sfmta.com](mailto:Sarah.Jones@sfmta.com))  
Tam Tran, Senior Planner, Planning Department ([tam.tran@sfgov.org](mailto:tam.tran@sfgov.org))  
Celina Chan, Planner, Transportation Citywide ([celina.chan@sfgov.org](mailto:celina.chan@sfgov.org))  
Supervisor Aaron Peskin, District 3 ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org))  
Sunny Angulo, Chief of Staff ([sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org))  
Danny Macchiarini, President, NBBA ([danny1mac@sbcglobal.net](mailto:danny1mac@sbcglobal.net))



Set high benefits-to-cost criteria to stop funding bad transit projects.

## CASE STUDY:

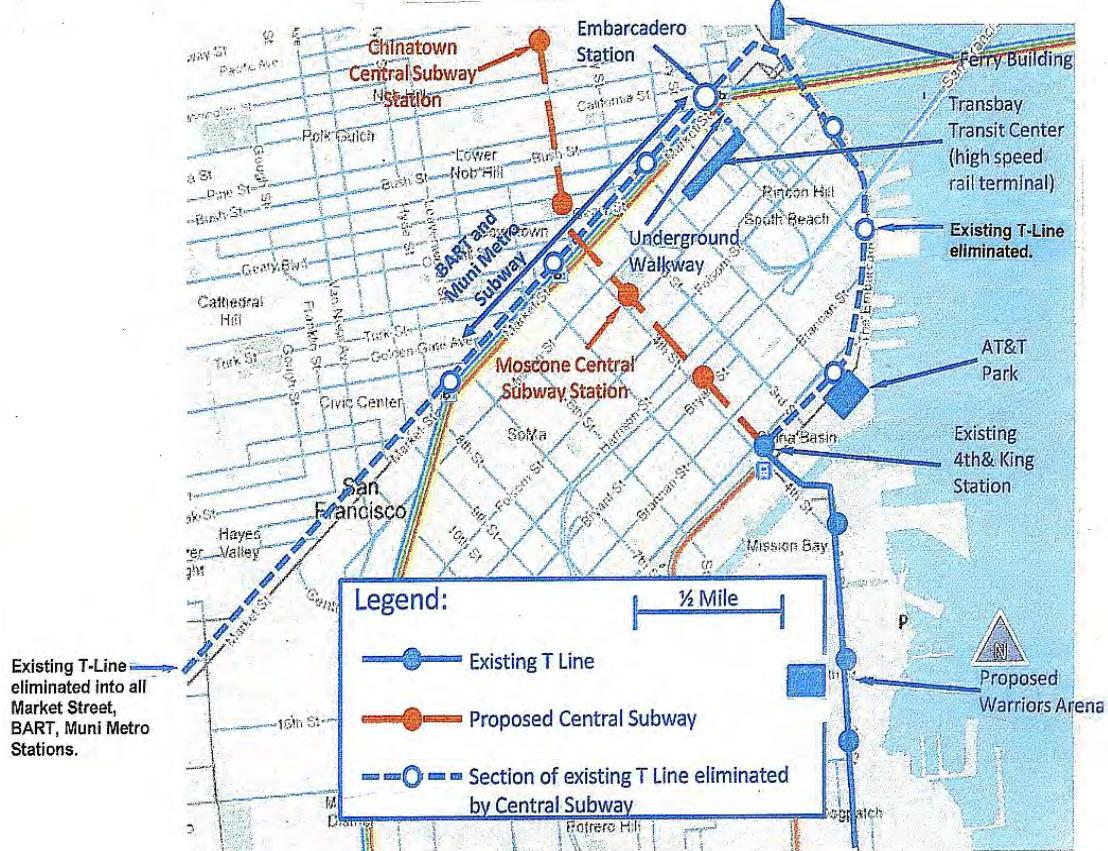
# CENTRAL SUBWAY BOONDOGGLE



No more money for the Central Subway Boondoggle!

Draining local/ state/ federal funds from the rest of the Muni transit system, the Central Subway has cut Muni maintenance and service throughout San Francisco. The \$1.6 billion cost gets only a 1.3 mile route with small new ridership (\$1.2 billion per mile). The Central Subway will take \$15 million in operating costs/ year and cut up to 76,400 bus hours/ year from the 8X, 30 and 45 bus lines. The highest transportation priorities should be the Downtown Caltrain Extension, E-Line, citywide Transit Preferential Streets, restoring neighborhood/ night services and Free Shuttle Bus Loops---quicker and cheaper for the short 1.5 miles from Downtown to the Wharf.

## DISPELLING MYTHS: TO PRIORITIZE MONEY FOR CITYWIDE & REGIONAL TRANSIT



## FEWER TRAINS IN MARKET STREET

### Fewer Buses in Neighborhoods

### Central Subway Cuts Citywide Connections and Service

San Francisco's Central Subway takes money from the rest of the Muni system, cutting maintenance and service in neighborhoods. By eliminating the existing T-Line's leg into Market Street/ BART/ Muni Metro/ Transbay Center/ High Speed Rail, hundreds of thousands of riders will lose easy connections---to the future Warriors Arena, Pier 70 Project and southern neighborhoods. To access the future Central Subway, all BART/ Muni Metro riders must go to the Powell Street Station and walk 1,000 feet northward to the Union Square Station---a logjam. Fewer trains will be in Market Street. Moreover, the Central Subway's shorn platforms forever limit capacity to two-car trains.

**Modernizing the entire Muni system is a better than draining funds to a short subway.**

**A Free Shuttle Bus Loop would be quicker, cheaper and bigger in new ridership.**

**Improving 15 northeastern bus/ cable car/ streetcar lines would help more people than a short subway extension to the Wharf---that cuts maintenance and service elsewhere.**

## ACTION ITEM

Congress, local government and transportation agencies must set high benefits-to-cost criteria to stop funding bad projects---no more politics. And no more money for the Central Subway Boondoggle!

**SaveMuni = FRISC**

Fast, Frequent, Reliable, Inexpensive, Safe, Clean and "Cool".

SaveMuni is San Francisco's only independent transportation think tank,

dedicated to improving the entire Muni transit system in every neighborhood quickly and inexpensively---with best practices from around the world, transit-preferential streets, bus rapid networks and high benefit-to-cost infrastructure projects.

Contact: wongaia@aol.com

# **Charts of SAN FRANCISCO CENTRAL SUBWAY PROJECT**

August 29, 2011

Financial Charts prepared for SaveMuni.com by  
Tom Rubin , CPA

Trip Time charts prepared for SaveMuni.com by Howard Strassner

# Guide to Central Subway Charts

The attached financial charts and ridership projections were prepared by SaveMuni.com using data developed by the Federal Transportation Administration (FTA) and by the San Francisco MTA. Please take a minute to review them. There are 13 in all and they are mostly self-explanatory. They tell a shocking story. As you look through the charts, please keep the following in mind:

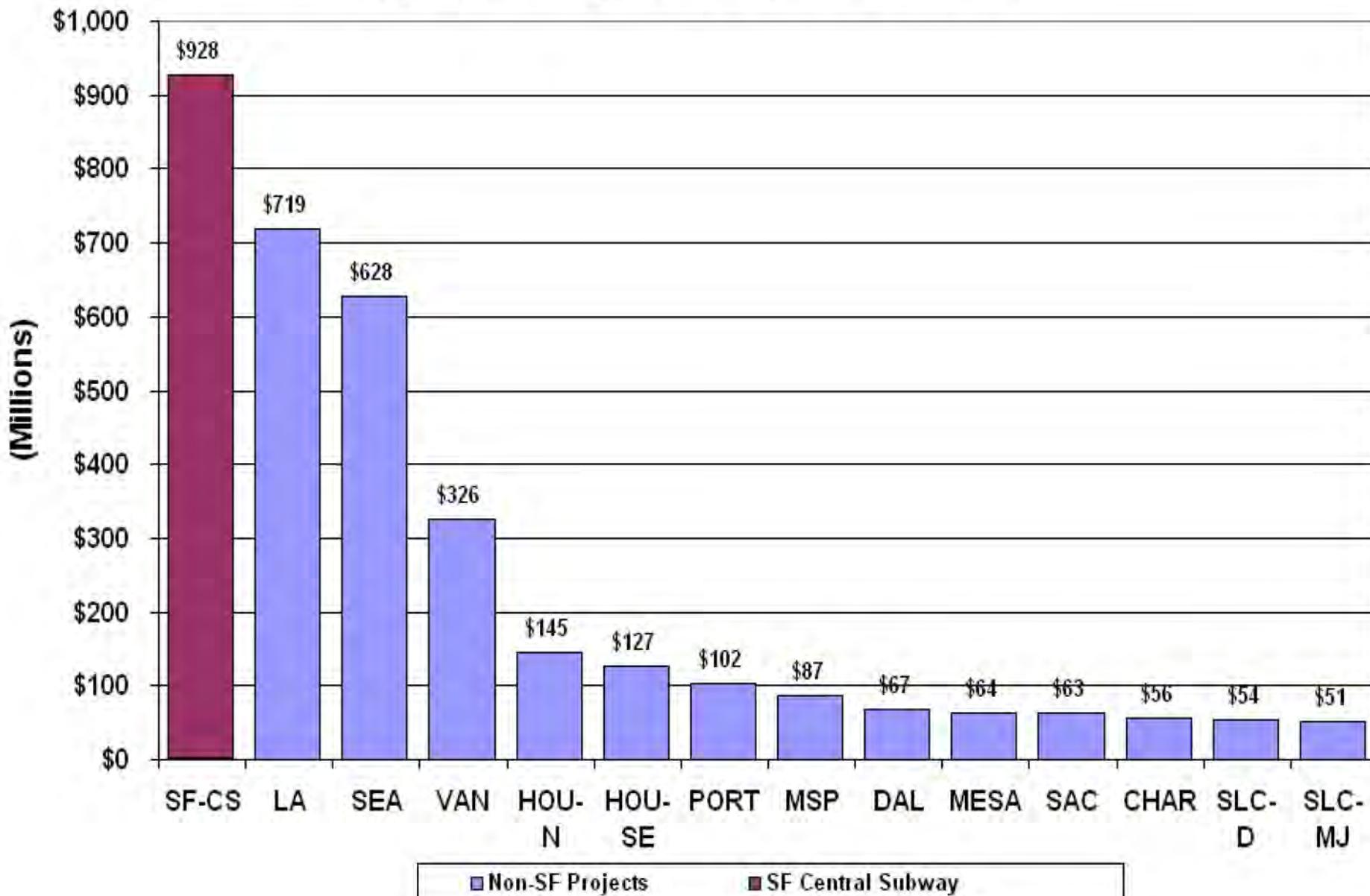
- Capital Cost and Ridership Comparisons\*: The first three charts compare the Central Subway project to other light rail projects. The data used in these charts came from the FTA website.
- 2030 Capital Cost Projections\*: The figures came from the San Francisco Proposition K Voters Handbook and from MTA's annual New Starts reports to the FTA.
- 2030 Operating Cost Projections\*: The future Muni operating costs came from the EIR/EIS and from the MTA's annual New Starts reports to the FTA. Note the difference between what the MTA told the FTA and what it told San Francisco's elected officials and public.
- 2030 Ridership Projections sent to Washington\*: These figures also came from MTA's annual New Starts reports. According to EIR/EIS Table 3-9, by 2030 only 8,000 riders a day are projected to use Chinatown's Washington & Stockton Street station. Yet according to MTA Planning, today's Stockton Street bus lines carry over 76,000 riders a day. Note also that the MTA's 2012 New Starts report projects that only 5,000 new Muni riders a day would be attracted by the subway.
- 2030 Ridership Claims made Locally: Note the difference between what the MTA told the FTA and what it told San Francisco's elected officials and public.
- Trip Time Comparisons: It was necessary to compare bus trip times with subway trip times because the MTA habitually wrote about and talked about only on-board subway travel times. The never-mentioned extra walking, waiting and transfer times associated with Central Subway travel account for the subway's dismally low projected ridership.
- Cumulative Operating Losses\*: The chart showing Muni's cumulative losses without the Central Subway was developed from MTA Financial Director Sonali Bose's February 15, 2011 letter to her Board. The chart showing the additional Muni loses caused by the Central Subway was developed from the MTA's New Starts reports.
- Funding Recapture Chart\*: Note that the savings depicted in this chart are in addition to the some \$900,000,000 in federal dollars that would also be saved.

\* The financial and ridership charts were developed for SaveMuni.com by Tom Rubin, CPA. Mr. Rubin was formerly the Controller-Treasurer of the Southern California Rapid Transit District. More information about the Central Subway and SaveMuni.com go to: [www.savemuni.com](http://www.savemuni.com).

# **COMPARISON CHARTS**

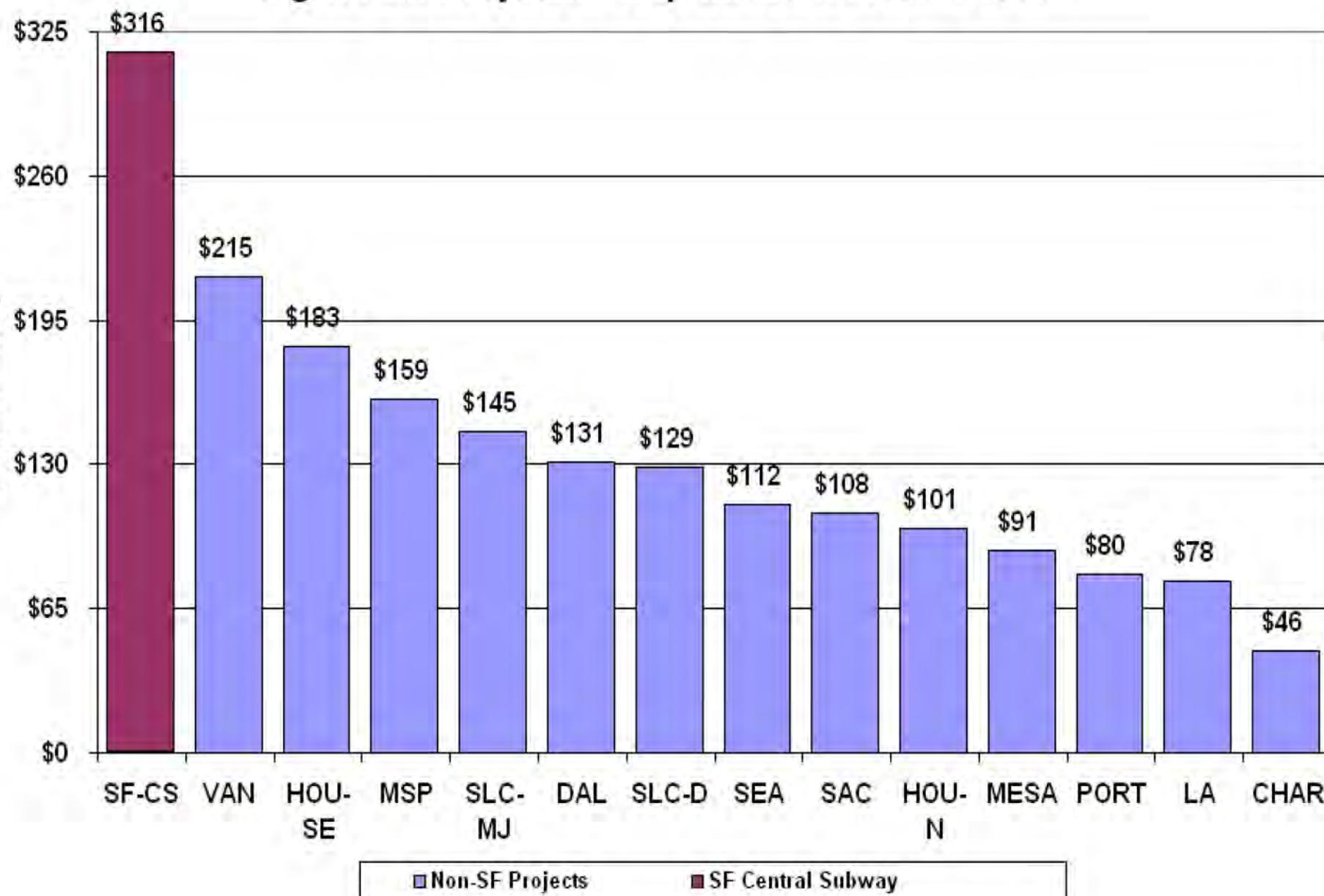
# 2012 FTA ANNUAL REPORT TO CONGRESS

## Light Rail Projects - Capital Cost/Mile



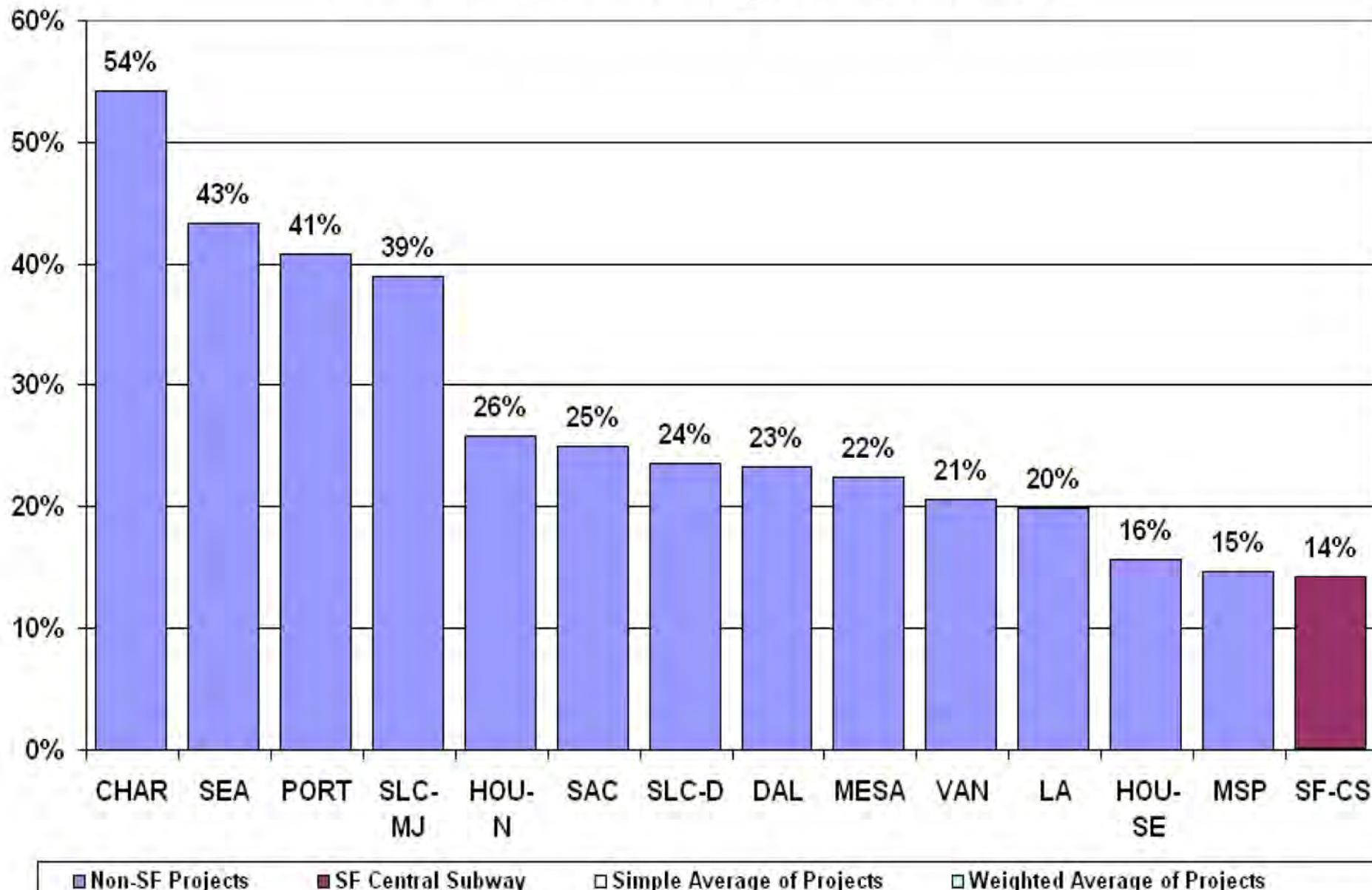
## 2012 FTA ANNUAL REPORT TO CONGRESS

### Light Rail Projects - Capital Costs/New Rider



# 2012 FTA ANNUAL REPORT TO CONGRESS

## New Riders as Percentage of Total Riders

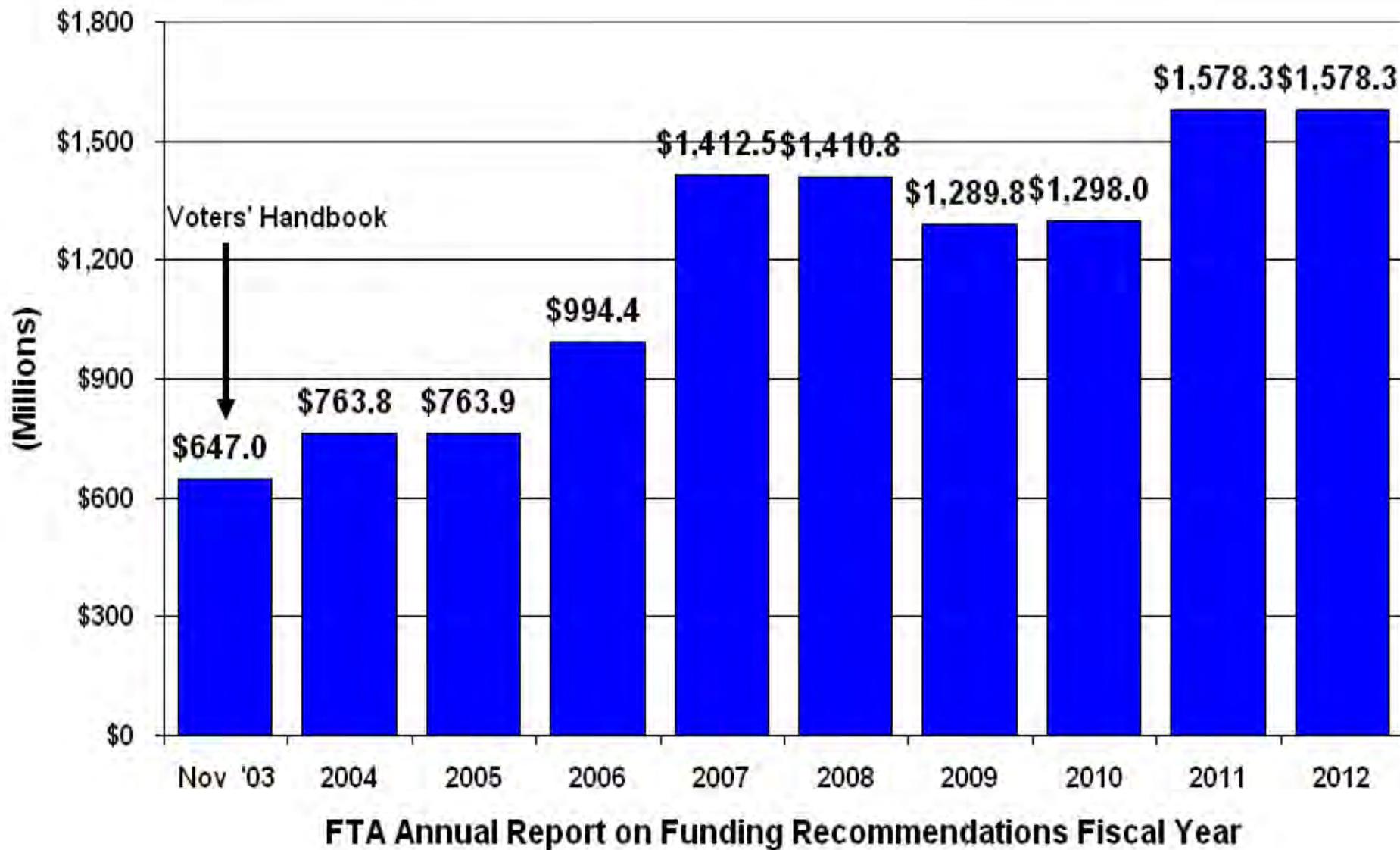


# List of Light Rail Projects

- CHAR Charlotte LNYX Blue Line Extension – NE Corridor
- DAL NW/SE Minimum Operating Segment
- HOU-N Houston North Corridor
- HOU-SE Houston Southeast Corridor
- LA Los Angeles Downtown Regional Connector
- MESA Central Mesa (AZ) Extension
- MSP Minneapolis-Saint Paul Central Corridor
- PORT Portland-Milwaukie
- SAC South Sacramento Corridor Phase 2
- SEA Seattle University Link Extension
- ***SF-CS*** ***San Francisco Central Subway***
- SLC-D Salt Lake City Draper Corridor
- SLC-MJ Salt Lake City Mid-Jordon
- VAN Vancouver-Portland Columbia River Crossing

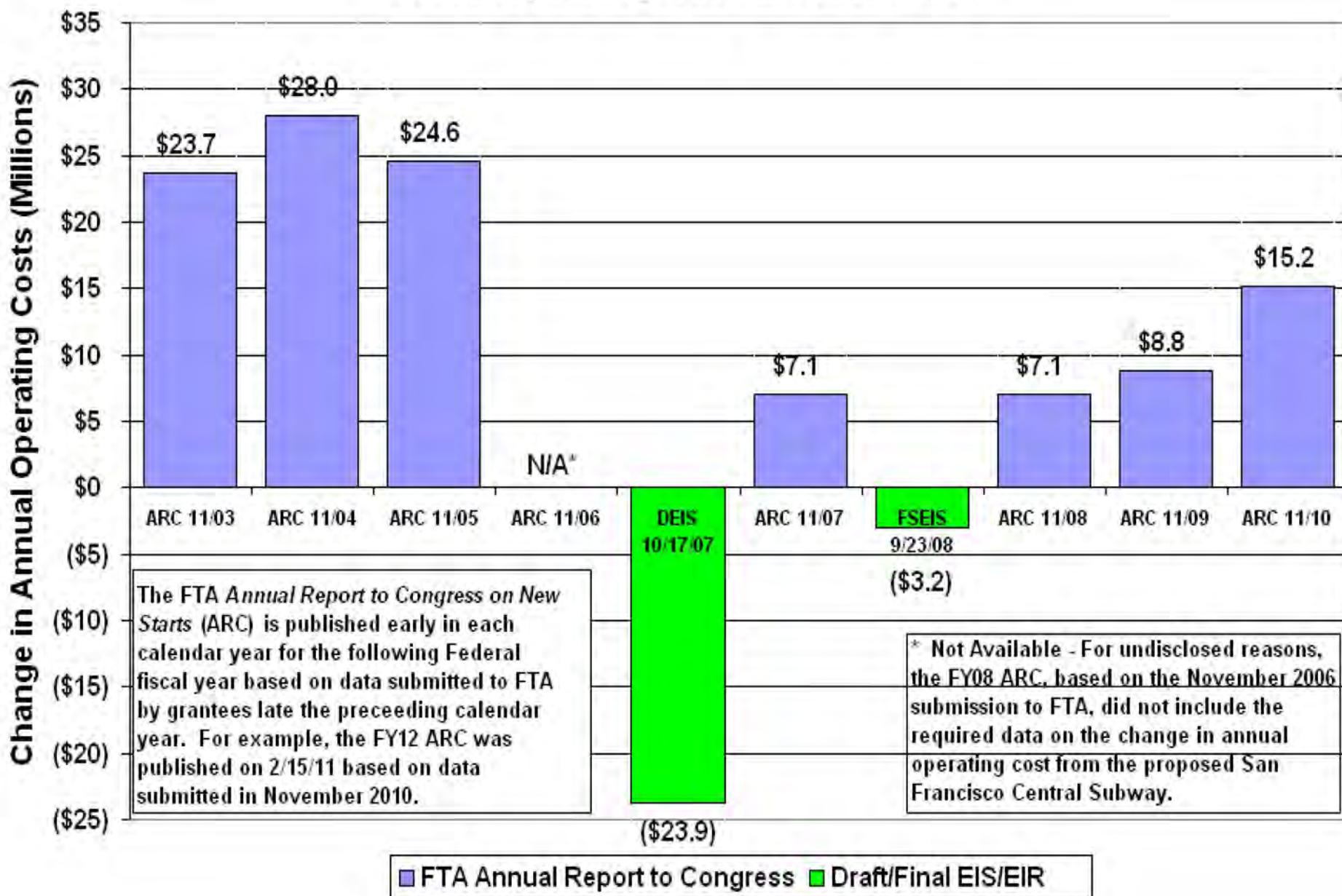
# **CENTRAL SUBWAY RIDERSHIP AND COST PROJECTIONS**

## SAN FRANCISCO CENTRAL SUBWAY Capital Cost Projections Sent to Washington

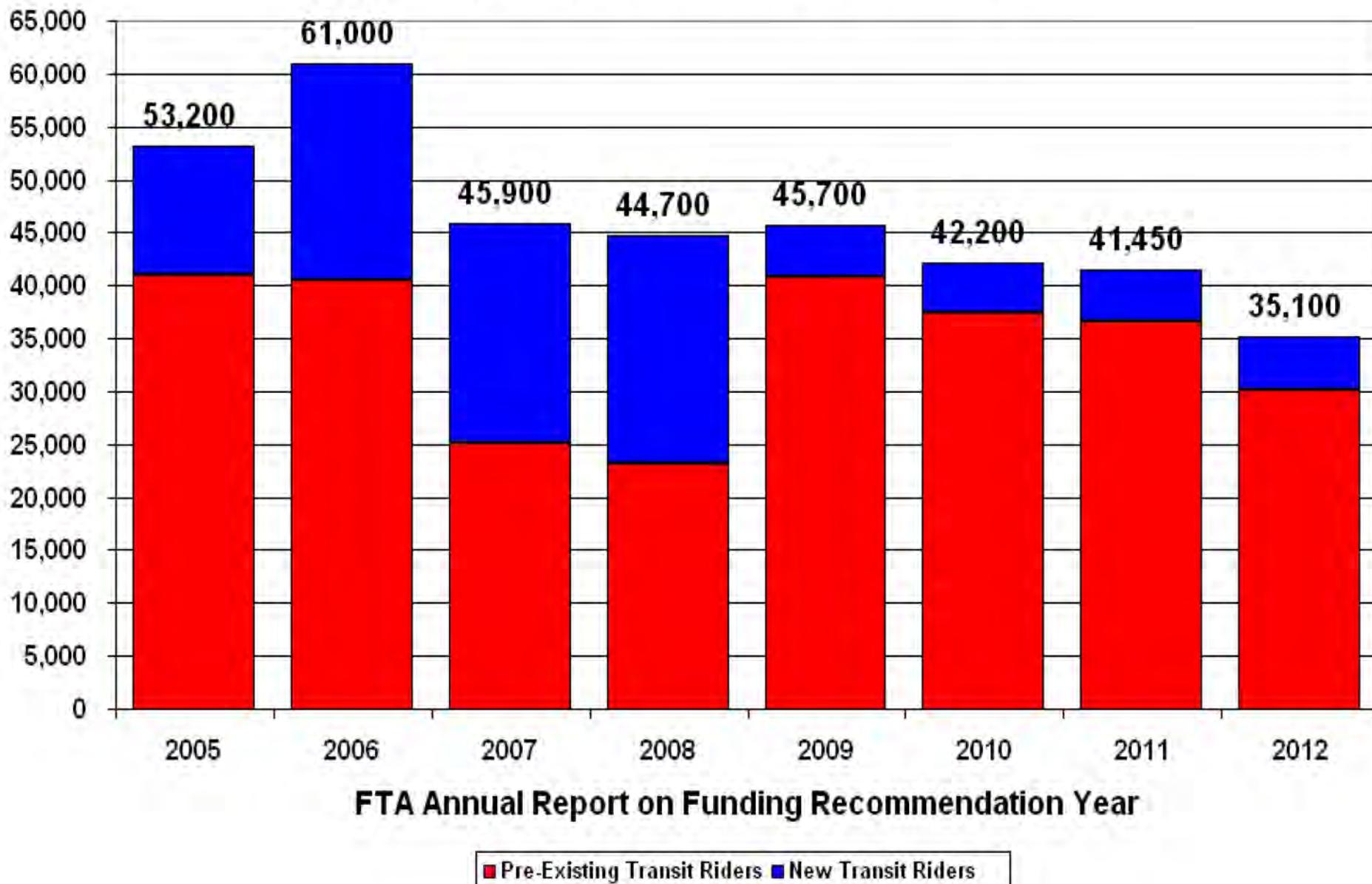


# SAN FRANCISCO CENTRAL SUBWAY

## Annual Operating Cost Effect on Muni

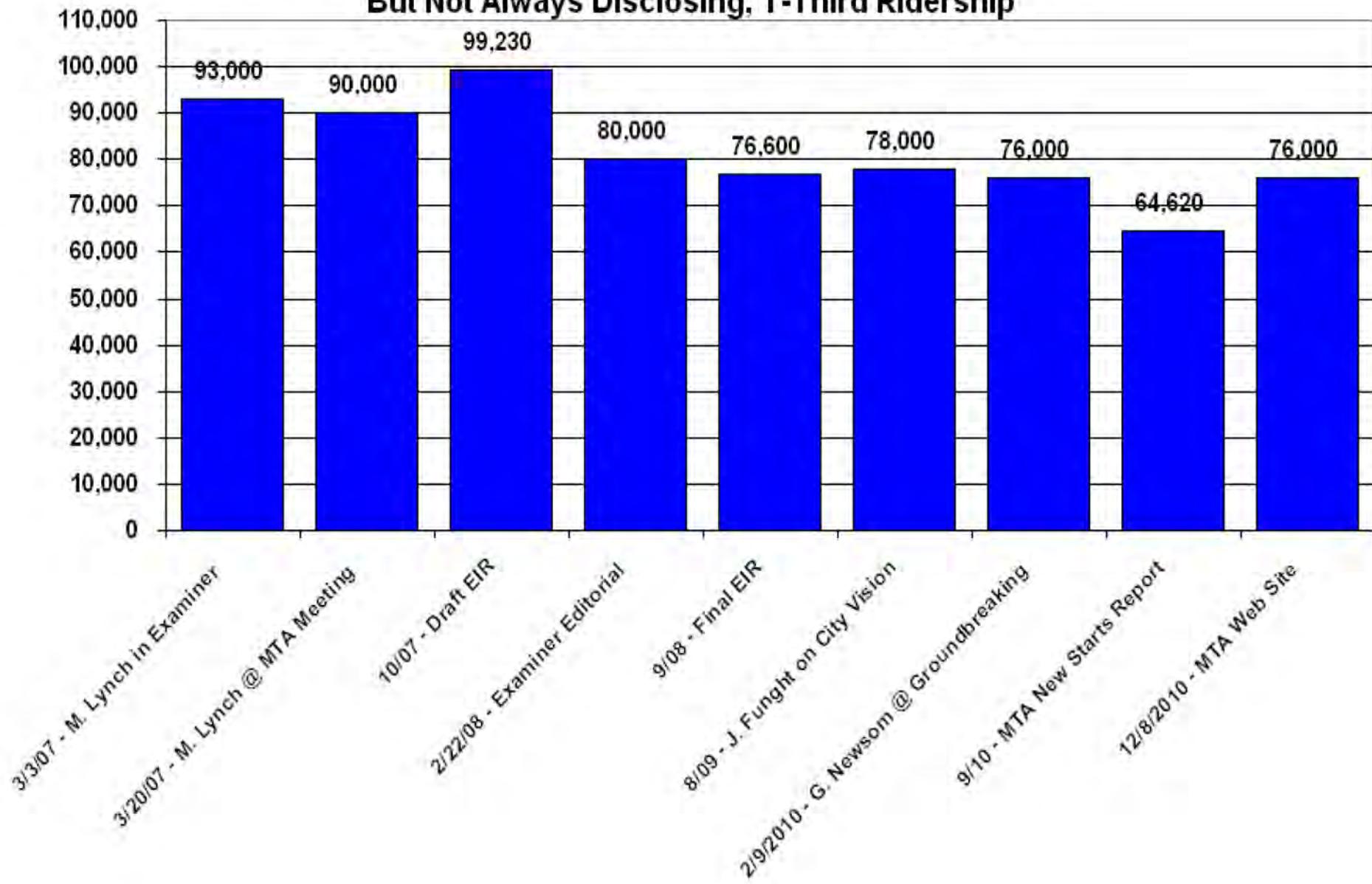


## SAN FRANCISCO CENTRAL SUBWAY Ridership Projections Sent to Washington



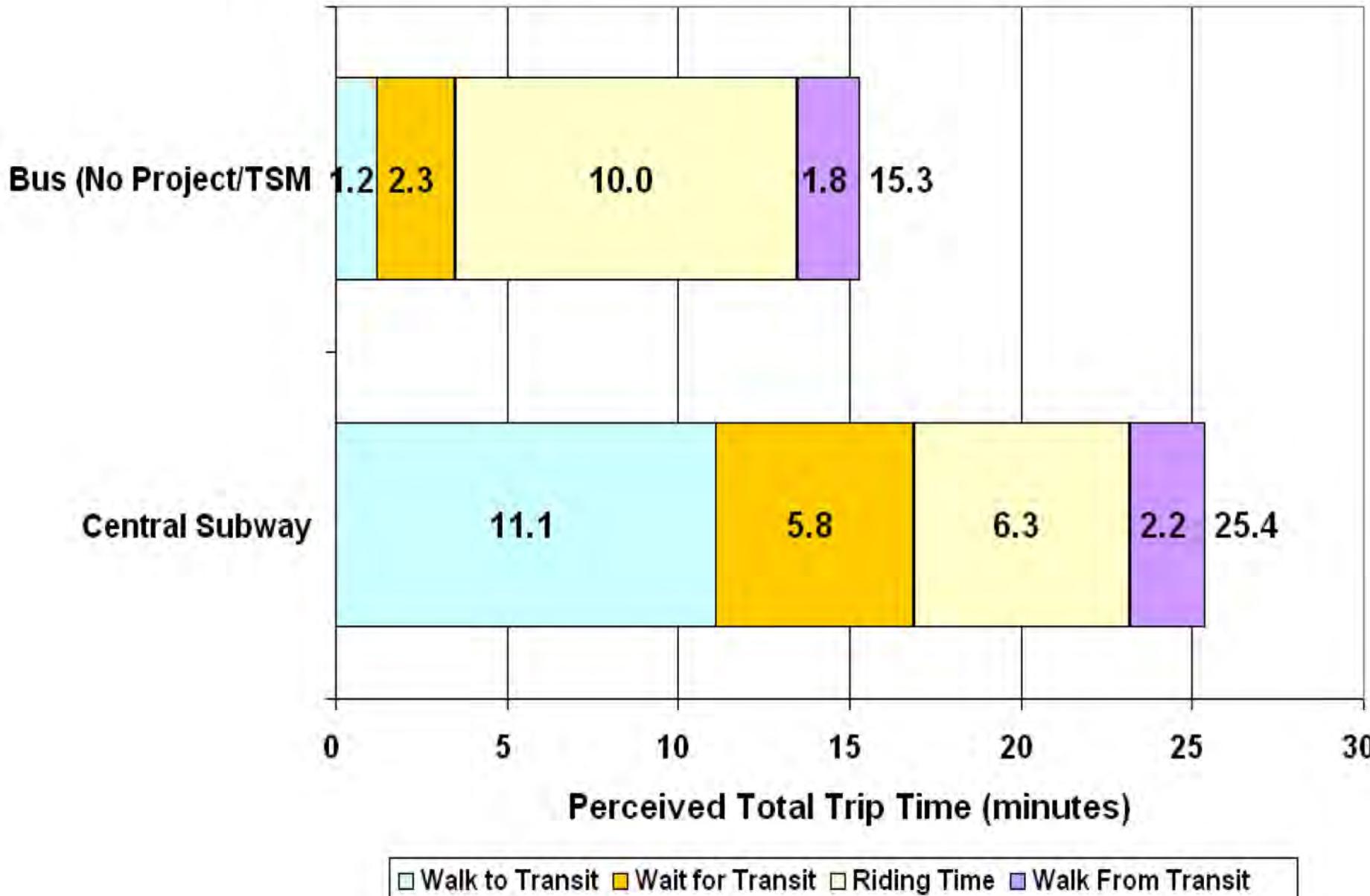
# SAN FRANCISCO CENTRAL SUBWAY

Ridership Projections Made in San Francisco, Including,  
But Not Always Disclosing, T-Third Ridership

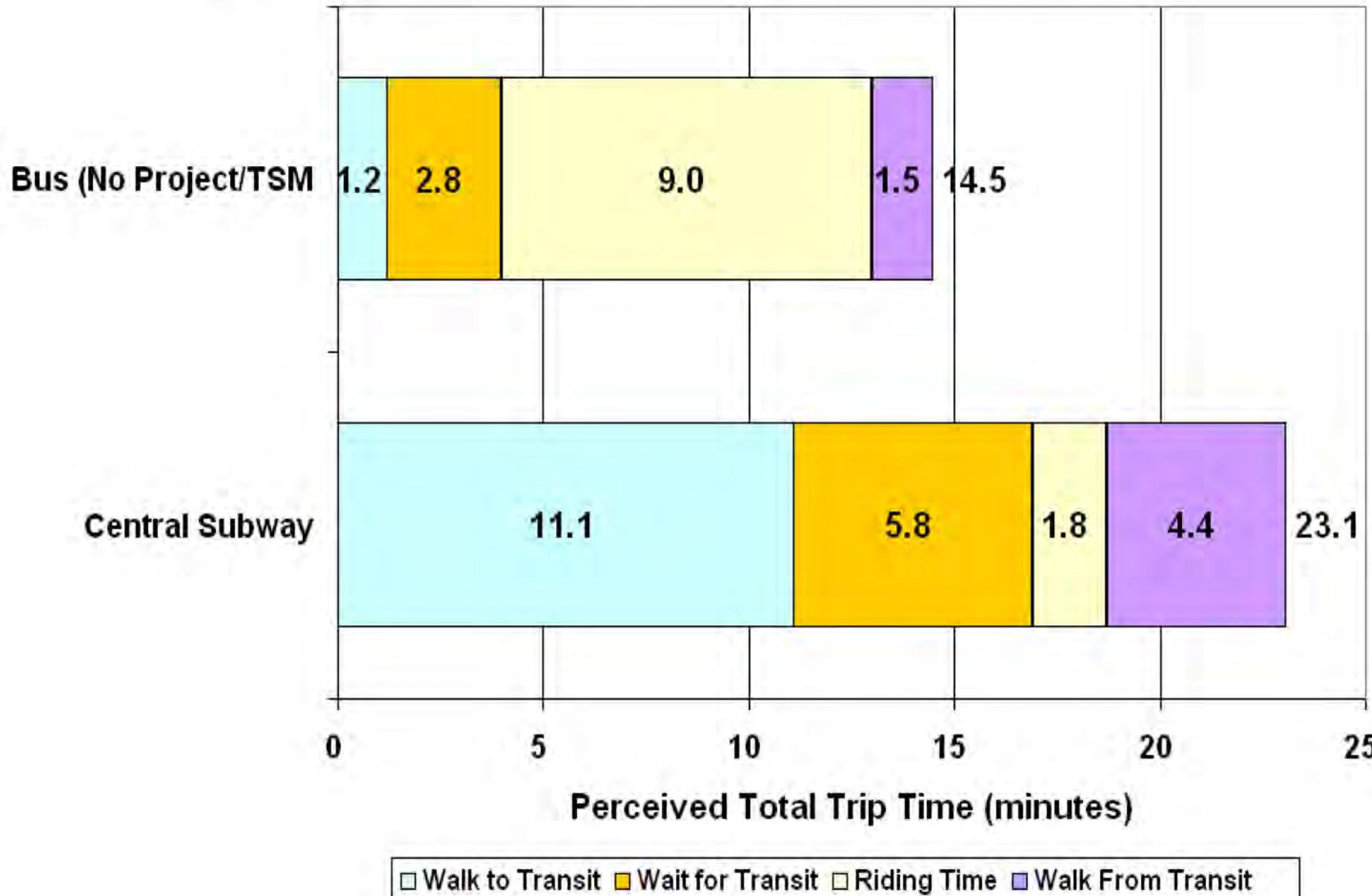


# **BUS VERSUS CENTRAL SUBWAY TRIP TIMES**

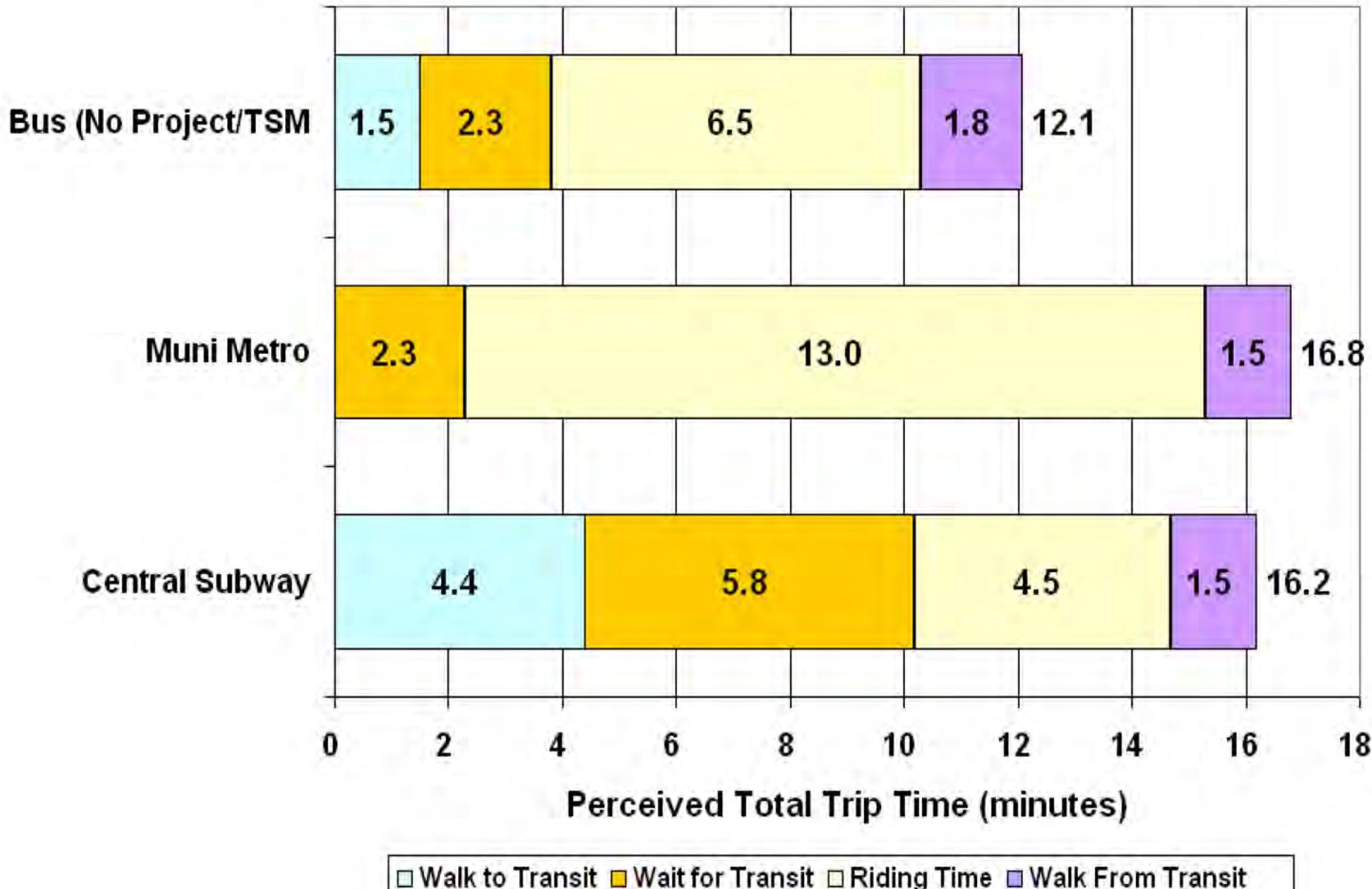
# From Pacific and Stockton to CalTrain



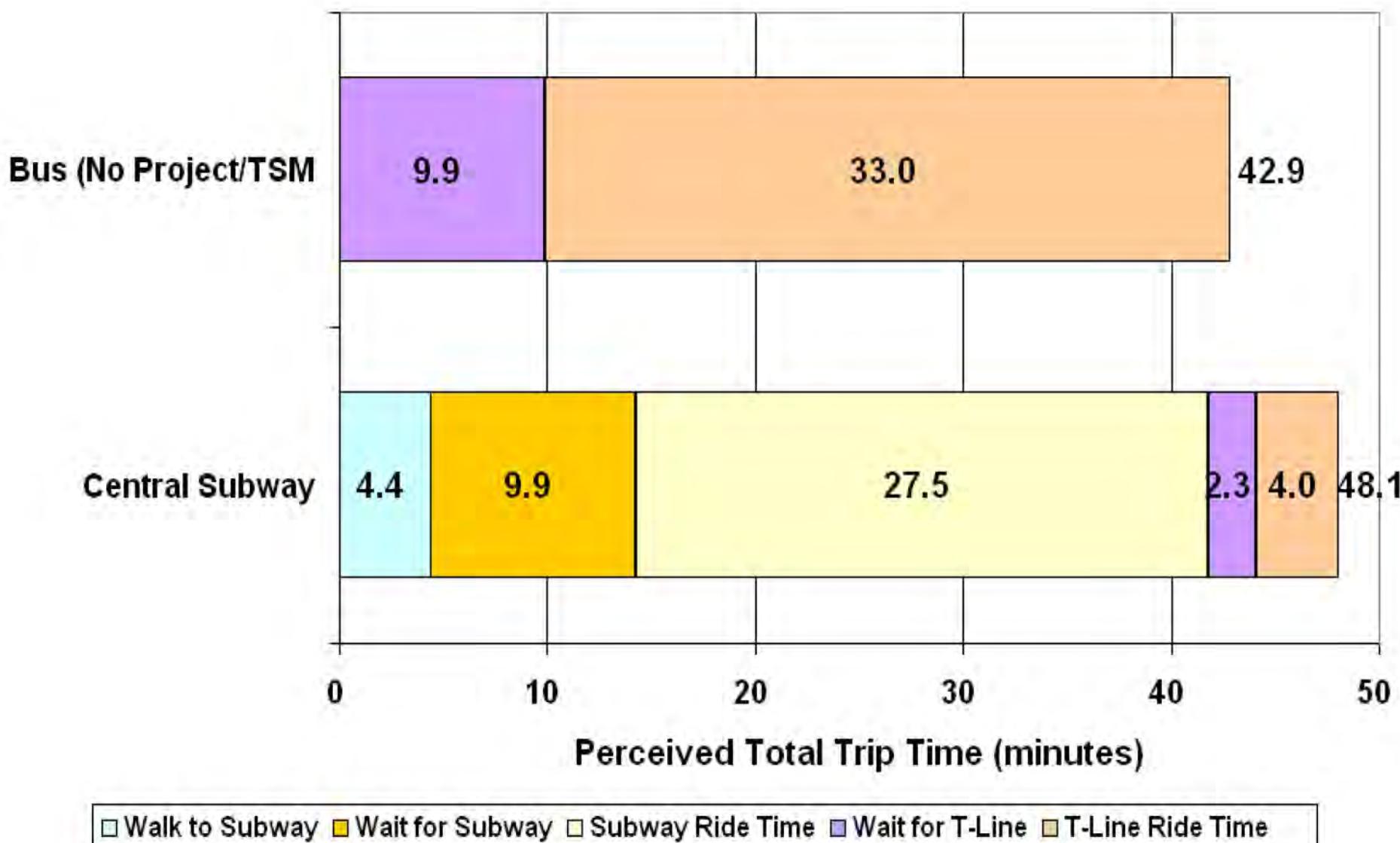
# From Pacific and Stockton to Muni Metro



# From Powell Street Station to CalTrain



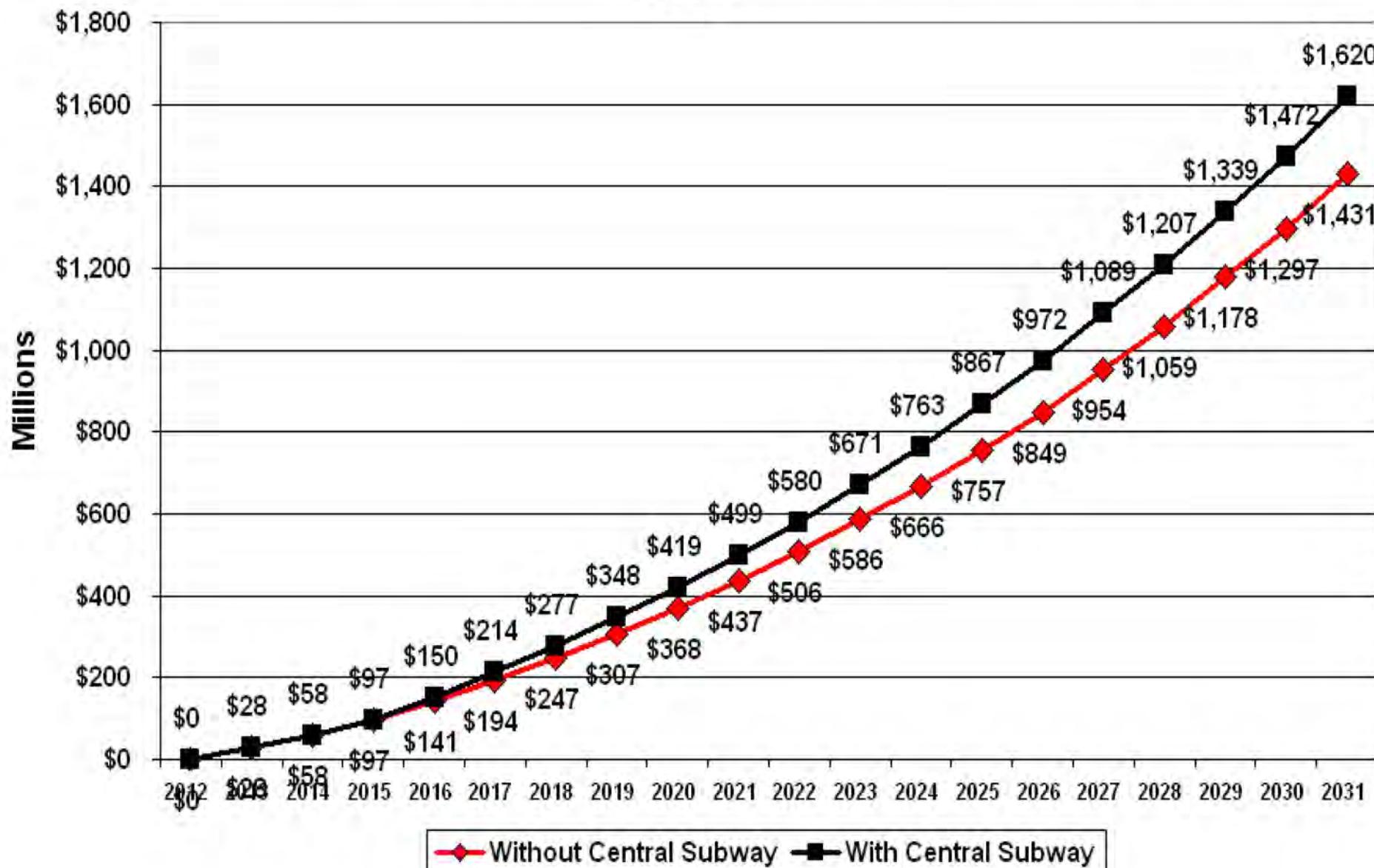
# From Third and Carroll to Embarcadero Station



# Travel Time Assumptions:

1. Average walking speed: 3.25 feet/second.
2. As travelers regard walking/waiting time as more onerous than time in motion, according to FTA, a “penalty” of 2.0 to 2.5 times is normally applied; a 2.3 factor was used: 1.0 minute actual = 2.3 minutes perceived.
3. Per Muni schedules, average time between buses on Stockton is 2.2 minutes. Average is 1.1 minutes, with penalty, 2.5 minutes.
4. Planned time between trains on Central Subway is 5.0 minutes, average is 2.5 minutes, with penalty, 5.8 minutes.
5. Bus travel times reduced by 1.0-1.5 minutes to reflect Muni and TEP bus operational improvements such as low-floor buses now in planning.

**SAN FRANCISCO METROPOLITAN TRANSPORTATION AUTHORITY**  
**Cummulative Operating Loss, With and Without Central Subway 2012-2031**



# POTENTIAL FUNDING RECAPTURE IF CENTRAL SUBWAY CANCELLED:

- Original Capital Funding: \$475-595 million
- Operating Subsidies: 189 million
- Capital Renewal/Replacement: 190 million

Total \$854-974 million

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Jalipa, Brent \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: STRONGLY OPPOSING UNLESS AMENDED Board of Supervisors Meeting January 27, 2026 Agenda Item #7 [General Obligation Bonds - Earthquake Safety and Emergency Response - Not to Exceed \$535,000,000] File #251216  
**Date:** Tuesday, January 27, 2026 11:58:12 AM

---

Hello,

Please see below communication regarding File No. 251216:

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, June 2, 2026, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of up to \$535,000,000 to finance the construction, acquisition, improvement, rehabilitation, renovation, expansion, and seismic retrofitting of the Emergency Firefighting Water System, Firefighting Facilities and Infrastructure, Police Facilities and Infrastructure, transportation facilities for the Municipal Railway Bus Storage and Maintenance Facility at Potrero Yard, and other Public Safety Facilities and Infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes (collectively, the “ESER Facilities”); authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants in accordance with Chapter 37 of the Administrative Code; finding that the estimated cost of such proposed ESER Facilities is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefor by the annual tax levy; reciting the estimated cost of such proposed ESER Facilities; fixing the date of election and the manner of holding such election and the procedure for voting for or against the proposition; fixing the maximum rate of interest on such bonds and providing for the levy and collection of taxes to pay both principal and interest; prescribing notice to be given of such election; finding that portions of the bond proposal are not a “project” under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the bond proposal; finding that the bond proposal is in conformity with the eight priority policies of Planning Code, Section 101.1(b) and is consistent with the General Plan; consolidating the special election with the general election; establishing the election precincts, voting places, and officers for the election; waiving the word limitation on ballot propositions imposed by Municipal Elections Code, Section 510; complying with the restrictions on the use of bond proceeds specified in Section 53410 of the California Government Code; incorporating the provisions of the Administrative Code, Sections 5.30-5.36; and waiving the time requirements specified in Section 2.34 of the Administrative Code.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** aeboken <[aeboeken@gmail.com](mailto:aeboeken@gmail.com)>  
**Sent:** Monday, January 26, 2026 6:41 AM  
**To:** BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>; Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** STRONGLY OPPOSING UNLESS AMENDED Board of Supervisors Meeting January 27, 2026 Agenda Item #7 [General Obligation Bonds - Earthquake Safety and Emergency Response - Not to Exceed \$535,000,000] File #251216

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

TO: Board of Supervisors members  
cc: Clerk of the Board

FR: Eileen Boken,  
State and Federal Legislative Liaison

Coalition for San Francisco Neighborhoods

RE: Board of Supervisors Meeting January 27, 2026 Agenda Item #7 [General Obligation Bonds - Earthquake Safety and Emergency Response - Not to Exceed \$535,000,000]  
File #251216

Position: STRONGLY OPPOSING UNLESS AMENDED

The CSFN proposed amendments to Resolution 251216 are as follows:

Page 1 line 7: AMEND " Emergency Firefighting Water System" to "Auxiliary Water Supply System".

Page 4 lines 10 - 13: AMEND "A. EMERGENCY FIREFIGHTING WATER SYSTEM. Up to \$130,000,000 of the Bond shall be allocated to the renovation, seismic upgrading, improvement, or expansion of the emergency firefighting water system ("EFWS") and related facilities, including but not limited to cisterns, pipes and tunnels, and related facilities (collectively, the "EFWS Project")." AMEND to "A. AUXILIARY WATER SUPPLY SYSTEM. Up to \$130,000,000 of the Bond shall be allocated to the renovation, seismic upgrading, improvement, or expansion of the Auxiliary Water Supply System ("AWSS") and related facilities, including but not limited to cisterns, dedicated high pressure and high volume pipes, dedicated high pressure and high volume hydrants, tunnels, Twin Peaks Reservoir, Ashbury Heights Tank, Jones Street Tank, and dedicated salt water pump stations at the San Francisco Fire Department Headquarters (AWSS Pump Station #1), Fort Mason (AWSS Pump Station #2), Ocean Beach (future AWSS Pump Station #3) and Hunters Point (future AWSS Pump Station #4) and related facilities (collectively, the "AWSS Project");and".

Page 5 lines 14 - 15: DELETE "The proposed uses described in this Section 3 are subject, without limitation, to review and revision by the Mayor and the Board."

Page 9 lines 22 and 25: AMEND "EFWS Project" to "AWSS Project".

Page 10 line 4: AMEND "EFWS Project" to "AWSS Project".

Page 10 line 6: AMEND "EFWS Projects" to "AWSS Projects".

These proposed amendments reflect the Coalition for San Francisco Neighborhoods resolution passed unanimously on January 20, 2026 supporting the expansion of the Auxiliary Water Supply System to neighborhoods which are currently unprotected.

###

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Jalipa, Brent \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: STRONGLY OPPOSING UNLESS AMENDED Board of Supervisors Meeting January 27, 2026 Agenda Item #6 [General Obligation Bonds - Earthquake Safety and Emergency Response - Not to Exceed \$535,000,000] File #251217  
**Date:** Tuesday, January 27, 2026 11:59:39 AM

---

Hello,

Please see below communication regarding **File No. 251217**:

Resolution determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, rehabilitation, expansion, renovation, and seismic retrofitting of the Emergency Firefighting Water System, Firefighting Facilities and Infrastructure, Police Facilities and Infrastructure, transportation facilities for the Municipal Railway Bus Storage and Maintenance Facility at Potrero Yard, and other Public Safety Facilities and Infrastructure for earthquake and public safety and related costs necessary or convenient for the foregoing purposes (collectively, the “ESER Facilities”); authorizing landlords to pass-through 50% of the resulting property tax increase, if any, to residential tenants in accordance with Chapter 37 of the Administrative Code; finding that the estimated cost of \$535,000,000 for the proposed ESER Facilities is and will be too great to be paid out of the ordinary annual income and revenue of the City and County and will require expenditures greater than the amount allowed therefore by the annual tax levy; finding that portions of the bond proposal are not a “project” under the California Environmental Quality Act (CEQA) and adopting findings under CEQA for the remaining portion of the bond proposal; finding that the proposed bond is in conformity and consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); and waiving the time requirements specified in Section 2.34 of the Administrative Code.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation

*or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

---

**From:** aeboken <aeboken@gmail.com>

**Sent:** Sunday, January 25, 2026 2:14 PM

**To:** BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative\_aides@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>

**Subject:** STRONGLY OPPOSING UNLESS AMENDED Board of Supervisors Meeting January 27, 2026 Agenda Item #6 [General Obligation Bonds - Earthquake Safety and Emergency Response - Not to Exceed \$535,000,000] File #251217

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

TO: Board of Supervisors members

cc: Clerk of the Board

FR: Eileen Boken,  
State and Federal Legislative Liaison

Coalition for San Francisco Neighborhoods

RE: Board of Supervisors Meeting January 27, 2026 Agenda Item #6 [General Obligation Bonds - Earthquake Safety and Emergency Response - Not to Exceed \$535,000,000]  
File #251217

Position: STRONGLY OPPOSING UNLESS AMENDED

The CSFN proposed amendments to Resolution 251217 are as follows:

Page 1 line 5: AMEND "Emergency Firefighting Water System" to "Auxiliary Water Supply System".

Page 2 lines 11 - 13: AMEND "... the emergency firefighting water system ("EFWS") and

related facilities, including but not limited to cisterns, pipes and tunnels, and related facilities (collectively, the "EFWS Project");and" AMEND to "...the Auxiliary Water Supply System ("AWSS") and related facilities including but not limited to cisterns, dedicated high pressure and high volume pipes, dedicated high pressure and high volume hydrants, tunnels, Twin Peaks Reservoir, Ashbury Heights Tank, Jones Street Tank, and dedicated salt water pump stations at the San Francisco Fire Department Headquarters (AWSS Pump Station #1), Fort Mason (AWSS Pump Station #2), Ocean Beach (future AWSS Pump Station #3) and Hunters Point (future AWSS Pump Station #4) and related facilities (collectively, the "AWSS Project");and".

Page 3 lines 7 and 17: AMEND "EFWS Project" to "AWSS Project".

Page 4 lines 5, 8 and 12: AMEND "EFWS Project" to "AWSS Project".

Page 4 line 14: AMEND "EFWS projects" to "AWSS projects".

These proposed amendments reflect the Coalition for San Francisco Neighborhoods resolution passed unanimously on January 20, 2026 supporting the expansion of the Auxiliary Water Supply System to neighborhoods which are currently unprotected.

###

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 2 Letters Regarding the SF Centre  
**Date:** Thursday, January 29, 2026 12:40:15 PM  
**Attachments:** [2 Letters Regarding the SF Centre.pdf](#)

---

Hello,

Please see attached 2 letters regarding the San Francisco Centre.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [Michael Nulty](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [sf\\_district6](#); [DorseyStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#)  
**Subject:** Closure of the San Francisco Centre and future  
**Date:** Tuesday, January 27, 2026 11:56:23 AM

---

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

January 27, 2026

The Honorable Members of the San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Dear Supervisors,

We write to you on behalf of the Alliance for a Better District 6, a community organization dedicated to advocating for the vitality, safety, and inclusivity of our neighborhoods in San Francisco's District 6. As residents, business owners, and stakeholders deeply invested in the future of Mid-Market and the surrounding areas, we are profoundly concerned about the permanent closure of the San Francisco Centre shopping mall at 865 Market Street. This iconic landmark, which has served as a cornerstone of downtown retail and community life for nearly four decades, shuttered its doors ahead of schedule around January 24, 2026, marking the end of an era and raising urgent questions about our district's economic and social fabric.

The closure of the San Francisco Centre and its anchor stores—such as Nordstrom, Bloomingdale's, and numerous smaller retailers—has far-reaching community impacts that extend beyond the loss of a shopping destination. For many in District 6, the mall was more than a commercial space; it was a hub for social gatherings, holiday traditions, and everyday conveniences, fostering memories from first dates to family outings. Its decline, accelerated by the pandemic, remote work trends, and broader challenges like rising crime and vagrancy in the Powell Street corridor, has resulted in significant job losses for hundreds of workers, reduced foot traffic that harms adjacent small businesses, and a further erosion of downtown's vibrancy. Local residents, including those in nearby affordable housing, have lost easy access to affordable goods and services, exacerbating economic disparities in an already vulnerable area. The mall's emptiness has also contributed to a sense of urban decay, with the once-bustling nine-story complex now standing as a symbol of our city's retail struggles, impacting tourism and the overall perception of San Francisco as a thriving metropolis.

Compounding these effects is the recent sealing off of the BART entrance at Powell Street Station, which directly connected commuters to the mall's concourse level. This passageway, a vital link for decades that funneled thousands of riders into the heart

of downtown, was closed just days before the mall's official shutdown date of January 26, 2026. The move disrupts public transit accessibility, forcing riders to navigate alternative routes amid ongoing safety concerns in the area, and underscores the broader implications of the closure on our transportation infrastructure. BART officials have indicated that reopening could depend on future ownership and use, but this uncertainty leaves our community in limbo, potentially worsening congestion and isolation for low-income residents reliant on efficient public transit.

Looking ahead, the future of this prime site—now under the control of a group of lenders and marketed for sale—remains uncertain but holds immense potential for transformative redevelopment. With its 1.5 million square feet of space, including preserved historic elements like the Emporium dome, the property could be reimagined beyond traditional retail into a mixed-use development featuring affordable housing, arts and cultural venues, educational facilities such as a college campus, entertainment spaces, or even innovative public amenities like rooftop open spaces connected to nearby infrastructure. However, any redevelopment must prioritize the needs of District 6 residents to avoid perpetuating the site's role as a "ghost mall" and instead contribute to our neighborhood's recovery.

To ensure this opportunity benefits our community, we strongly urge the Board of Supervisors to facilitate robust community input in the planning process. While informal ideas have surfaced through media outlets and public discussions—such as suggestions for housing, museums, or other innovative uses—we request formal mechanisms like public hearings, workshops, and advisory committees that include diverse voices from District 6 residents, workers, and small business owners. This input is essential to guide decisions on zoning, design, and partnerships, ensuring the site's revival aligns with goals of equity, sustainability, and economic revitalization. We stand ready to collaborate with the Board, Supervisor Matt Dorsey, and potential developers to advocate for a transparent and inclusive approach.

The closure of the San Francisco Centre is a pivotal moment for District 6. Let us seize it to build a brighter future that honors our community's history while addressing its pressing needs.

We look forward to your response and to working together on this critical issue.

Sincerely,

Michael Nulty  
Executive Director  
Alliance for a Better District 6

***Michael Nulty***

P.O. Box 420782  
San Francisco, CA 94142-0782

(415) 339-8327 - Direct

(415) 339-8779 - Alliance for a Better District 6

(415) 339-8683 - Central City Democrats

(415) 937-1289 - North of Market Business Association

(415) 820-1412 - Tenderloin Futures Collaborative

<http://abd6.cfsites.org/>

**From:** [David Elliott Lewis](#)  
**To:** [Board of Supervisors \(BOS\): Michael Nulty](#)  
**Cc:** [DorseyStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#)  
**Subject:** Re: Closure of the San Francisco Centre and future  
**Date:** Tuesday, January 27, 2026 8:07:01 PM

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

Dear Supervisor Dorsey,

I too share these same concerns about the mall's closure and its resulting negative impact on our central city community of SOMA and the Tenderloin neighborhoods.

I urge you to consult with our SOMA and Tenderloin community stakeholders plus residents in the planning process about how to repurpose this site.

In Community,

=D=

**David Elliott Lewis**

<http://www.linkedin.com/in/ideazones>

On Tuesday, January 27, 2026 at 11:56:01 AM PST, Michael Nulty <sf\_district6@yahoo.com> wrote:

January 27, 2026

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City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

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We look forward to your response and to working together on this critical issue.

Sincerely,

Michael Nulty  
Executive Director  
Alliance for a Better District 6

## ***Michael Nulty***

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San Francisco, CA 94142-0782  
(415) 339-8327 - Direct  
(415) 339-8779 - Alliance for a Better District 6  
(415) 339-8683 - Central City Democrats  
(415) 937-1289 - North of Market Business Association  
(415) 820-1412 - Tenderloin Futures Collaborative  
<http://abd6.cfsites.org/>

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 8 Letters Regarding Plastic Cigarette Filters  
**Date:** Thursday, January 29, 2026 12:43:17 PM  
**Attachments:** [8 Letters Regarding Cigarette Filters.pdf](#)

---

Hello,

Please see attached for 8 letters regarding plastic cigarette filters.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** [Sabine Angulo](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** It's Time for San Francisco to Ban Plastic Cigarette Filters  
**Date:** Thursday, January 22, 2026 5:47:42 PM

---

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

SF Board of Supervisors ,

I'm writing to urge you to introduce or support legislation to ban plastic cigarette filters in San Francisco. These filters—commonly known as cigarette butts—are the single most littered item on our planet and one of the most toxic forms of plastic pollution affecting our city's streets, parks, and waterways.

Each year, cigarette butts make up nearly one-third of all litter by count. They are non-biodegradable, leach harmful chemicals into our soil and ocean, and provide no health benefit to smokers. Despite their small size, their collective impact is enormous: contaminating storm drains, poisoning marine life, and adding to the growing burden of microplastics in our environment.

Santa Cruz recently took bold, commonsense action to ban plastic cigarette filters, setting a precedent for coastal communities across California. San Francisco—long recognized as a leader in environmental protection—now has the opportunity to do the same.

On October 29, a coalition of advocates, scientists, and community members will gather at Manny's for The Cigarette Surfboard film screening and action night. This event, featured Senator Scott Wiener, City Attorney David Chiu, and environmental leaders from across the state, shone a spotlight on the devastating impact of cigarette filter pollution and mobilize public support for policy change.

We have the data, the precedent, and the public will. What we need now is political leadership to turn awareness into action. I respectfully ask that you work with your colleagues to introduce or back legislation to phase out or ban plastic cigarette filters in San Francisco.

Together, we can keep toxic waste off our streets and beaches, protect marine ecosystems, and set a model for the rest of the state—and the nation.

Thank you for your time, leadership, and continued commitment to environmental stewardship.

With respect and urgency.

Sabine Angulo  
[noble.angulo@gmail.com](mailto:noble.angulo@gmail.com)  
1587 40th Ave  
San Francisco, California 94122



**From:** [Susan Sterling](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** It's Time for San Francisco to Ban Plastic Cigarette Filters  
**Date:** Friday, January 23, 2026 11:05:51 AM

---

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SF Board of Supervisors ,

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Thank you for your time, leadership, and continued commitment to environmental stewardship.

With respect and urgency.

Susan Sterling  
sblei@yahoo.com  
505 18th Avenue  
San Francisco, California 94121



**From:** [Debbie Mansfield](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** It's Time for San Francisco to Ban Plastic Cigarette Filters  
**Date:** Saturday, January 24, 2026 12:52:55 PM

---

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SF Board of Supervisors ,

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Thank you for your time, leadership, and continued commitment to environmental stewardship.

With respect and urgency.

Debbie Mansfield  
[debbiel@gmail.com](mailto:debbiel@gmail.com)  
1862 15th Avenue  
San Francisco, California 94122



**From:** [Kim Darin](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** It's Time for San Francisco to Ban Plastic Cigarette Filters  
**Date:** Saturday, January 24, 2026 1:03:56 PM

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

SF Board of Supervisors ,

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Thank you for your time, leadership, and continued commitment to environmental stewardship.

With respect and urgency.

Kim Darin  
[kimdarin@hotmail.com](mailto:kimdarin@hotmail.com)  
550 16th St  
San Francisco, California 94143



**From:** [Seth Suarez](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** It's Time for San Francisco to Ban Plastic Cigarette Filters  
**Date:** Saturday, January 24, 2026 3:26:22 PM

---

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SF Board of Supervisors ,

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Thank you for your time, leadership, and continued commitment to environmental stewardship.

With respect and urgency.

Seth Suarez  
[seth.suarez@gmail.com](mailto:seth.suarez@gmail.com)  
433 Constitution Way  
South San Francisco, California 94080



**From:** [Ashlyn Badea](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** It's Time for San Francisco to Ban Plastic Cigarette Filters  
**Date:** Sunday, January 25, 2026 7:31:41 AM

---

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

SF Board of Supervisors ,

I'm writing to urge you to introduce or support legislation to ban plastic cigarette filters in San Francisco. These filters—commonly known as cigarette butts—are the single most littered item on our planet and one of the most toxic forms of plastic pollution affecting our city's streets, parks, and waterways.

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Thank you for your time, leadership, and continued commitment to environmental stewardship.

With respect and urgency.

Ashlyn Badea  
[ashlynmcfadden@gmail.com](mailto:ashlynmcfadden@gmail.com)  
2632 Adeline St  
Oakland, California 94607



**From:** [Dianna Cohen](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support for Amendment to Health Code Article 19Q (Prohibiting Plastic-Filtered Tobacco)  
**Date:** Monday, January 26, 2026 1:34:57 PM

---

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

Dear Members of the San Francisco Board of Supervisors,

**Plastic Pollution Coalition strongly urges the Board of Supervisors to amend Article 19Q to prohibit the sale of plastic-filtered tobacco products.**

As an organization dedicated to a world free of plastic pollution, we identify cigarette filters, made of cellulose acetate plastic, as one of the most insidious "single-use plastics" in existence. They are not biodegradable; they are tiny toxic plastic sponges made up of petrochemicals absorbing pollutants that break up into microplastics, leaching arsenic and lead into San Francisco's Bay and soil.

Plastic cigarette filters don't make smoking safer. Instead, they encourage smokers to inhale more deeply and frequently, [increasing the delivery of tobacco's cancer-causing chemicals](#).

Plastics contain any mixture of more than [16,000 chemicals](#), many of which have already been linked to numerous and severe [human health](#) problems, including autoimmune diseases, cancers, diabetes, infertility and other reproductive problems, obesity, and more.

Additionally, plastics don't break down, but instead break up into small microplastic and nanoplastic particles, which contaminate our air, food, soils, and waters, and invade our bodies. These plastic particles are also specifically linked to serious human health problems such as cancers, heart disease, neurodegenerative problems like Alzheimer's disease, respiratory problems like asthma, reproductive issues like increased risk of miscarriage, and more.

**Health-related economic losses from the impacts of plastic throughout the human lifespan are estimated at greater than [\\$1.5 trillion per year](#), worldwide.**

With [trillions](#) of cigarette butts polluting our planet annually and ranking as the top item found in coastal cleanups, it's clear we need to act. The [World Health Organization](#) has called on countries and cities to enact cigarette filter bans to protect public health and the environment.

This amendment is a logical and necessary extension of San Francisco's

environmental leadership for three reasons:

- Targeting the #1 Polluter: Filters account for up to 53% of all observed litter in San Francisco. No other single-use plastic item places a heavier burden on public works and ecosystems. San Francisco taxpayers are currently subsidizing the cleanup of Big Tobacco's plastic waste. This amendment shifts the focus from cleanup to prevention at the source.
- Debunking the "Filter" Myth: The "filter" is a 1960s marketing gimmick. Per the Surgeon General, these plastic components do not protect health; instead, they are linked to more aggressive forms of lung cancer and the inhalation of heated microplastics.
- Closing the Loophole: San Francisco cannot reach its Zero Waste goals while allowing the sale of millions of non-consumable plastic items designed to be discarded into the environment.

We urge you to adopt the proposed language, modeled after the successful ordinance in Santa Cruz, to protect our waterways, our health, and our future.

Sincerely,



Dianna Cohen  
Co-Founder & CEO  
Plastic Pollution Coalition

**Dianna Cohen** (she/her)

Co-Founder + CEO



★ Check out [TEDxGreatPacificGarbagePatch](#): The “Garbage Patch” is Now Inside Us—But Solutions Exist. ★

[Donate to support our work](#)

**From:** [Rebecca Zhong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** It's Time for San Francisco to Ban Plastic Cigarette Filters  
**Date:** Wednesday, January 28, 2026 6:54:36 PM

---

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SF Board of Supervisors ,

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Thank you for your time, leadership, and continued commitment to environmental stewardship.

With respect and urgency.

Rebecca Zhong  
[turbo1hh@gmail.com](mailto:turbo1hh@gmail.com)  
353 Monticello Street  
SAN FRANCISCO, California 94132



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [BOS-Operations](#)  
**Subject:** 41 Letters Regarding Housing Reform  
**Date:** Thursday, January 29, 2026 12:46:50 PM  
**Attachments:** [41 Letters Regarding Housing Reform.pdf](#)

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Hello,

Please see 41 letters regarding housing reform.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [Corey Smith](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 7:02:13 PM

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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 Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

The transfer tax is one of the most significant of those local barriers. Applied at the completion of construction, it penalizes new housing at the moment it is delivered, undermining feasibility for projects that already face high interest rates, rising construction costs, and financing constraints. As a result, many approved housing projects are stalled or abandoned, despite being aligned with the City's housing goals.

Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Corey Smith  
[cwsmith17@gmail.com](mailto:cwsmith17@gmail.com)  
74 Delmar Street

San Francisco, California 94117

**From:** [Dane Willette](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 7:04:40 PM

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Clerk of the Board Angela Calvillo,

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Dane Willette  
[danerwillette@gmail.com](mailto:danerwillette@gmail.com)  
850 Stanyan Street 2

San Francisco, California 94117

**From:** [Prodan Statev](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 7:41:22 PM

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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 Supervisor,

I'm writing to urge you to support meaningful transfer tax reform so that the homes San Francisco has already approved on paper can actually be built in the real world.

With the Family Zoning Plan now approved, the question is no longer whether we \*allow\* more housing, but whether our policies make it possible to \*finance and construct\* that housing. The City's own analysis shows that zoning reform alone will not produce the homes we need. While we can't control interest rates or national economic cycles, we can fix local policies that directly determine whether projects move forward or die on the drawing board.

Today, the transfer tax is one of the biggest local barriers. By hitting projects with a large tax bill at the moment they're completed, we are effectively penalizing new housing right when it is finally ready for families to move in. For projects already struggling with high interest rates, rising construction costs, and tight financing, this extra cost can be enough to tip them from feasible to impossible. That is why so many approved projects are stalled or abandoned, even though they align with our adopted housing plans.

Reforming the transfer tax is a practical, high-impact way to turn our existing plans into real homes. Reducing this burden on new housing would:

- Restore financial feasibility for projects already in the pipeline,
- Support thousands of good-paying construction jobs, and
- Deliver more homes for families, workers, and seniors who are already being priced out or pushed out of San Francisco.

This is not about walking away from the City's values or its long-term fiscal health. In fact, keeping projects stuck in the pipeline undermines our values and our budget. Aligning transfer tax policy with housing production can generate more homes, more economic activity, and more stable long-term revenue than clinging to a structure that prevents new housing from being built at all.

Leadership means being willing to adjust policies when they are clearly blocking progress toward our stated goals. In this case, the barrier is obvious, the solution is clear, and the benefits are broad-based.

I urge you to support transfer tax reform that removes unnecessary barriers to housing

construction and helps San Francisco meet the true scale of its housing emergency.

Thank you for your leadership and for your consideration.

Prodan Statev

pstatev94@gmail.com

San Francisco, California 94105

**From:** [David Alvarado](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 7:41:31 PM

---

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

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Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

David Alvarado  
davidba731@gmail.com

San Francisco, California 94109

**From:** [Charlie Natoli](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 7:52:02 PM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Charlie Natoli  
[charlie.natoli1@gmail.com](mailto:charlie.natoli1@gmail.com)  
1570 8th avenue

San Francisco, California 94158

**From:** [Robin Pam](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 8:42:51 PM

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Clerk of the Board Angela Calvillo,

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Robin Pam  
hypes-scribe-1q@icloud.com

San Francisco, California 94127

**From:** [Cameron Scherer](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 8:45:26 PM

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Clerk of the Board Angela Calvillo,

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Cameron Scherer  
[cameronscherer@gmail.com](mailto:cameronscherer@gmail.com)

San Francisco, California 94117

**From:** [Jatinshravan Pathangi Janardhanan](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 9:55:40 PM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Jatinshravan Pathangi Janardhanan  
[jatinshravan@gmail.com](mailto:jatinshravan@gmail.com)  
255 Berry Street Apt 103

San Francisco, California 94158

**From:** [James Wen](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 10:00:31 PM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built. We need to make it cheaper to build homes so young people like me can stay.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

James Wen  
jgw787@gmail.com

157 Westwood Drive  
San Francisco, California 94112

**From:** [Ira Kaplan](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Monday, January 26, 2026 10:36:56 PM

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Ira Kaplan  
iradkaplan@gmail.com  
1940 Stockton St Apt 303

San Francisco, California 94133

**From:** [Mahdi Rahimi](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 6:14:49 AM

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Clerk of the Board Angela Calvillo,

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Thank you for your consideration.

Mahdi Rahimi  
[m.s.rahimi@gmail.com](mailto:m.s.rahimi@gmail.com)  
521 ELLSWORTH ST

SAN FRANCISCO, California 94110

**From:** [Phillip Chehrazi-Raffle](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 7:42:55 AM

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Thank you for your consideration.

Phillip Chehrazi-Raffle  
[phillip.d.raffle@gmail.com](mailto:phillip.d.raffle@gmail.com)  
1466 Dolores Street

San Francisco , California 94110

**From:** [Jared Boot-Haury](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:05:37 AM

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Thank you for your consideration.

Jared Boot-Haury  
[jwboot3@icloud.com](mailto:jwboot3@icloud.com)  
351 King St, Unit 122

San Francisco, California 94158

**From:** [Rachel Sheinbein](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:05:50 AM

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Thank you for your consideration.

Rachel Sheinbein  
[sheiny@hotmail.com](mailto:sheiny@hotmail.com)

San Francisco, California 94110

**From:** [Lian Chang](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:07:12 AM

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Thank you for your consideration.

Lian Chang  
D1 Resident

Lian Chang

lian.c.chang@gmail.com  
230 2nd ave #3  
San Francisco, California 94118

**From:** [Calvin Thigpen](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:10:49 AM

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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 Supervisor,

Please support transfer tax reform to ensure that approved housing projects in San Francisco can actually get built.

Now that the Family Zoning Plan has been approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

The transfer tax is one of the most significant of those local barriers. Applied at the completion of construction, it penalizes new housing at the moment it is delivered, undermining feasibility for projects that already face high interest rates, rising construction costs, and financing constraints. As a result, many approved housing projects are stalled or abandoned, despite being aligned with the City's housing goals.

Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Calvin Thigpen  
[thigpen.calvin.g@gmail.com](mailto:thigpen.calvin.g@gmail.com)

San Francisco, California 94121

**From:** [Richard Parina](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:11:12 AM

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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 Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

The transfer tax is one of the most significant of those local barriers. Applied at the completion of construction, it penalizes new housing at the moment it is delivered, undermining feasibility for projects that already face high interest rates, rising construction costs, and financing constraints. As a result, many approved housing projects are stalled or abandoned, despite being aligned with the City's housing goals.

Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Rick Parina  
737 Post Street  
District 3

Richard Parina  
parinarichard8@gmail.com  
737 POST ST APT 323  
San Francisco, California 94109

**From:** [Nora Dvosin](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:14:33 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

The transfer tax is one of the most significant of those local barriers. Applied at the completion of construction, it penalizes new housing at the moment it is delivered, undermining feasibility for projects that already face high interest rates, rising construction costs, and financing constraints. As a result, many approved housing projects are stalled or abandoned, despite being aligned with the City's housing goals.

Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Nora Dvosin  
[Dvosin@me.com](mailto:Dvosin@me.com)

Venice, California 90291

**From:** [A.L. Steiner](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:14:53 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

A.L. Steiner  
asteinerny@gmail.com  
1299 Cornwallville RD.

Cornwallville, New York 12418

**From:** [Anthony Criscione](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:22:42 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Anthony Criscione  
acriscione1997@gmail.com  
145 San Jose Ave

San Francisco , California 94110

**From:** [Anirudh Chiti](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:28:03 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Anirudh Chiti  
ac8119@gmail.com  
555 Bryant Street, Apt 802

San francisco, California 94107

**From:** [Emma Ling](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:31:25 AM

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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 Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

The biggest reason my friends leave SF is because housing is too expensive. They can't afford to buy a home, even on two decent incomes. Housing must become cheaper to build so it is cheaper to buy.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Emma Ling  
emmaling27@gmail.com

San Francisco, California 94107

**From:** [Jules Landry-Simard](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:42:06 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Jules Landry-Simard  
[juleslandry.simard@gmail.com](mailto:juleslandry.simard@gmail.com)

San Francisco, California 94117

**From:** [Nina Wouk](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:42:19 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Nina Wouk  
[nwouk@ix.netcom.com](mailto:nwouk@ix.netcom.com)  
1259 El Camino Real

Menlo Park, California 94025

**From:** [Justin Truong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 8:57:59 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

The transfer tax is one of the most significant of those local barriers. Applied at the completion of construction, it penalizes new housing at the moment it is delivered, undermining feasibility for projects that already face high interest rates, rising construction costs, and financing constraints. As a result, many approved housing projects are stalled or abandoned, despite being aligned with the City's housing goals.

Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Justin Truong  
[justintruong56@gmail.com](mailto:justintruong56@gmail.com)  
33 Junior Terrace

San Francisco, California 94112

**From:** [Remi Tan](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:01:14 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

The transfer tax is one of the most significant of those local barriers. Applied at the completion of construction, it penalizes new housing at the moment it is delivered, undermining feasibility for projects that already face high interest rates, rising construction costs, and financing constraints. As a result, many approved housing projects are stalled or abandoned, despite being aligned with the City's housing goals.

Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Additionally, the city needs to refine the family zoning plan to make sure that all lots that are in the denser areas near frequent and high quality rail and BRT transit are up zone to provide more new housing opportunities.

Thank you for your consideration.

Remi Tan  
[remitan@sbcglobal.net](mailto:remitan@sbcglobal.net)

Pacifica, California 94044

**From:** [Amir Baum](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:02:59 AM

---

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

The urgency couldn't be greater and we're counting on you to do the right thing to ensure California's housing affordability crisis is addressed at the root cause and solutions are actually implemented to solve the problem, not make it worse!

Thank you for your consideration.

Sincerely,  
Amir Baum

Amir Baum  
amir.baum@gmail.com  
7 Blue Heron Ln.  
Aliso Viejo, California 92656

**From:** [Claire Cassidy](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:04:06 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Claire Cassidy  
[claire.emma.cassidy@gmail.com](mailto:claire.emma.cassidy@gmail.com)  
2652 Harrison Street, Unit 102

San Francisco, California 94117

**From:** [Atri Macherla](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:07:59 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Atri Macherla  
atrimacherla@gmail.com

Santa Cruz, California 95062

**From:** [Thomas Yaussy](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:35:37 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Thomas Yaussy  
San Francisco

Thomas Yaussy

tyaussys@aol.com  
370 Church St  
San Francisco, California 94114

**From:** [Sarah Bell](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:39:34 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Reforming the transfer tax is a practical, high-impact way to ensure that San Francisco's housing policies work as intended. Lowering this burden on new housing would help restore financial feasibility, support construction jobs, and convert approved projects into real homes for families, workers, and seniors.

Importantly, transfer tax reform is not about abandoning the City's values or long-term fiscal health. It is about aligning our tax policy with housing production so that San Francisco can generate more homes, more economic activity, and more stable long-term revenue rather than allowing projects to remain stuck in the pipeline.

Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Sarah Bell  
[bell.sarah@gmail.com](mailto:bell.sarah@gmail.com)  
1080 Jones St Apt 525

Berkeley, California 94710

**From:** [JL Angell](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:39:42 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 Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Thank you for your consideration.

JL Angell  
[jangell@earthlink.net](mailto:jangell@earthlink.net)  
2391 Ponderosa Rd

Rescue, California 95672

**From:** [Dante Briones](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 9:54:40 AM

---

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Dante Briones  
[dbriones@gmail.com](mailto:dbriones@gmail.com)  
88 28th st

San Francisco, California 94110

**From:** [Annette Billingsley](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 10:10:02 AM

---

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Annette Billingsley  
ab94115@gmail.com  
2821 Pine Street

San Francisco, California 94115

**From:** [Josh Roden](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 10:38:52 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 Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

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Thank you for your consideration.

Josh Roden  
[josh.roden@sbcglobal.net](mailto:josh.roden@sbcglobal.net)

Diablo, California 94528

**From:** [Pauline Lewis](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 10:51:02 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

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Thank you for your consideration,  
Pauline

Pauline Lewis  
[plucylew@gmail.com](mailto:plucylew@gmail.com)

Mountain View, California 94040



**From:** [Beck Iverson](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 10:54:10 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Beck Iverson  
Beckiverson@icloud.com

Orinda, California 94563

**From:** [Steven Shoemaker](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 11:02:19 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

I live in the Richmond District, where homes are all almost \$2 million and rent is getting increasingly out of reach.

City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

The transfer tax is one of the most significant of those local barriers. Applied at the completion of construction, it penalizes new housing at the moment it is delivered, undermining feasibility for projects that already face high interest rates, rising construction costs, and financing constraints. As a result, many approved housing projects are stalled or abandoned, despite being aligned with the City's housing goals.

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Thank you for your consideration.

Steven Shoemaker  
[steven.benton.shoemaker@gmail.com](mailto:steven.benton.shoemaker@gmail.com)  
114 Lake Street  
San Francisco, California 94118



**From:** [Elliot Schwartz](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 11:02:44 AM

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

Elliot Schwartz  
[elliot.schwartz@gmail.com](mailto:elliot.schwartz@gmail.com)  
2828 Bryant Street

San Francisco, California 94110

**From:** [Anthony Errichtetto](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Tuesday, January 27, 2026 11:05:02 AM

---

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Thank you for your consideration.

Anthony Errichtetto  
ae61773@gmail.com  
68 Diamond Street, Apt 4

San Francisco, California 94114

**From:** [David Casey](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support New Housing: Reform San Francisco's Transfer Tax!  
**Date:** Thursday, January 29, 2026 11:31:30 AM

---

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Clerk of the Board Angela Calvillo,

Dear Supervisor,

I'm writing to urge you to support meaningful transfer tax reform as a critical next step to ensure that approved housing projects in San Francisco can actually get built.

With the Family Zoning Plan now approved, the focus must shift from zoning alone to the policies that determine whether housing projects are financially feasible. City analysis has made clear that zoning reform by itself is not enough to unlock new housing production. While the City cannot control broader economic conditions, it can address locally imposed costs that directly affect whether projects move forward.

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Leadership means addressing policies that are clearly preventing progress. I urge you to support transfer tax reform that removes unnecessary barriers to housing construction and helps San Francisco meet the scale of its housing challenge.

Thank you for your consideration.

David Casey  
[dcasey.209@gmail.com](mailto:dcasey.209@gmail.com)  
1822 STANTON ST

Alameda, California 94501

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Please approve a citywide No Turn On Red policy to make it safer, easier, and more comfortable for people to cross the street...  
**Date:** Thursday, January 29, 2026 11:40:22 AM

---

Hello,

Please see below communication regarding **File No. 231016/Resolution No. 481-23:**

Resolution urging the Municipal Transportation Agency (MTA) to develop and implement a plan for No Turn On Red (NTOR) at every signalized intersection in San Francisco and approve a citywide NTOR policy.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Allison Arieff <[aaja@modernhouse.com](mailto:aaja@modernhouse.com)>  
**Sent:** Tuesday, January 27, 2026 12:30 PM  
**To:** Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** Please approve a citywide No Turn On Red policy to make it safer, easier, and more comfortable for people to cross the street...

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

sources.

The Board of Supervisors,

I am writing to urge you to support and approve a citywide No Turn On Red to make it safer, easier, and more comfortable to cross the street in San Francisco as well as make streets safer and more predictable for car drivers. No Turn On Red has been proven to increase safety — especially for children, seniors, and people living with disabilities — including where it's been implemented in San Francisco (e.g. the 50 intersections in the Tenderloin). Now is the time to expand No Turn On Red citywide, so drivers know this unsafe behavior is no longer permitted throughout the city while people can feel safe crossing the street with easier and greater access.

Our city faces a roadway safety crisis and a climate crisis, both of which require making it safer to get around without a car and encouraging people to shift trips from cars to public transportation and active transportation (e.g. bikes, scooters, skateboards, mobility devices, etc.). Implementing No Turn On Red citywide will increase roadway safety (decrease roadway injuries) and help more people shift trips to walking, public transportation, and active transportation, making our city safer for people, especially people who are disproportionately negatively impacted by our roadway safety crisis and car-dominated transportation system (children, seniors, people living with disabilities, BIPOC). We need your leadership to make this street safety improvement now.

I urge you to support and approve No Turn On Red citywide to make it safer, easier, and more comfortable to cross the street in San Francisco. Please do everything in your power to ensure No Turn On Red is implemented citywide as soon as possible.

For those of you in state-level office, please work on legislation to allow SFMTA to implement No Turn On Red without installing signs at every intersection — which would enable the City to implement No Turn On Red citywide faster at a significantly lower cost and using significantly less staff time — and legislation to implement No Turn On Red statewide.

Thank you,

Allison Arief

Allison Arief  
[aja@modernhouse.com](mailto:aja@modernhouse.com)  
2 Roanoke St.  
San Francisco, California 94131



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: File No. 250814 – Submission of Exhibits A–H (Existing Site Conditions)  
**Date:** Thursday, January 29, 2026 11:03:16 AM

---

Hello,

Please see below communication regarding **File No. 250814:**

Ordinance ordering the summary street vacation of City property on unimproved street areas of Moraga and Noriega Avenues; finding the street vacation area is not necessary for the City's use; reserving easements related to support for the City-owned retaining wall from the street vacation properties and including other conditions to the street vacation; amending the Planning Code and Zoning Map to rezone the City property identified as Assessor's Parcel Block No. 2042, Lot Nos. 039-041 from P (Public)/OS (Open Space) to RH-2 (Residential Housing Two-family)/40-X, and to rezone parcels on Kensington Way adjacent to Vasquez Avenue shown on Assessor's Parcel Block No. 2923, Lot Nos. 010A and 024-027 from RH-1(D)/40-X to Public/Open Space; affirming the Planning Commission's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of the Planning Code, Section 101.1 and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Steve Chan <aspen94107@gmail.com>  
**Sent:** Wednesday, January 28, 2026 6:47 AM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Steve Chan <aspen94107@gmail.com>  
**Subject:** File No. 250814 – Submission of Exhibits A–H (Existing Site Conditions)

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

Dear Angela Calvillo, Clerk of the Board,

For **File No. 250814**, please find attached **Exhibits A–H**, consisting of eight photographs (including one hand sketch) documenting existing site conditions in the vicinity of the Noriega / Laguna Honda paper street areas referenced in the proposed land swap, provided for reference only.

**Exhibit descriptions:**

- **Exhibit A:** Hand sketch showing relative locations of streets, parcels, and features (not to scale).
- **Exhibit B:** View of Noriega Street terminating at 8th Avenue.
- **Exhibit C:** Existing sliding gate located along the Noriega Street frontage, beginning approximately 6 feet north of the mapped 30-foot setback line and extending approximately 11 feet along the frontage adjacent to APN 2042-041.
- **Exhibit D:** Additional view of the existing sliding gate from a different angle.
- **Exhibit E:** Existing 6-inch sewer line visible on site, associated with drainage infrastructure near the top of the retaining wall and adjacent properties.
- **Exhibit F:** Existing catch basin and associated 6-inch sewer line.
- **Exhibit G:** Existing catch basin and gutter located at the top of the retaining wall.
- **Exhibit H:** Existing planting strip (approximately 1 foot by 50 feet), beginning approximately 6 feet north of the mapped 30-foot setback line and extending approximately 44 feet along the frontage adjacent to APN 2042-041.

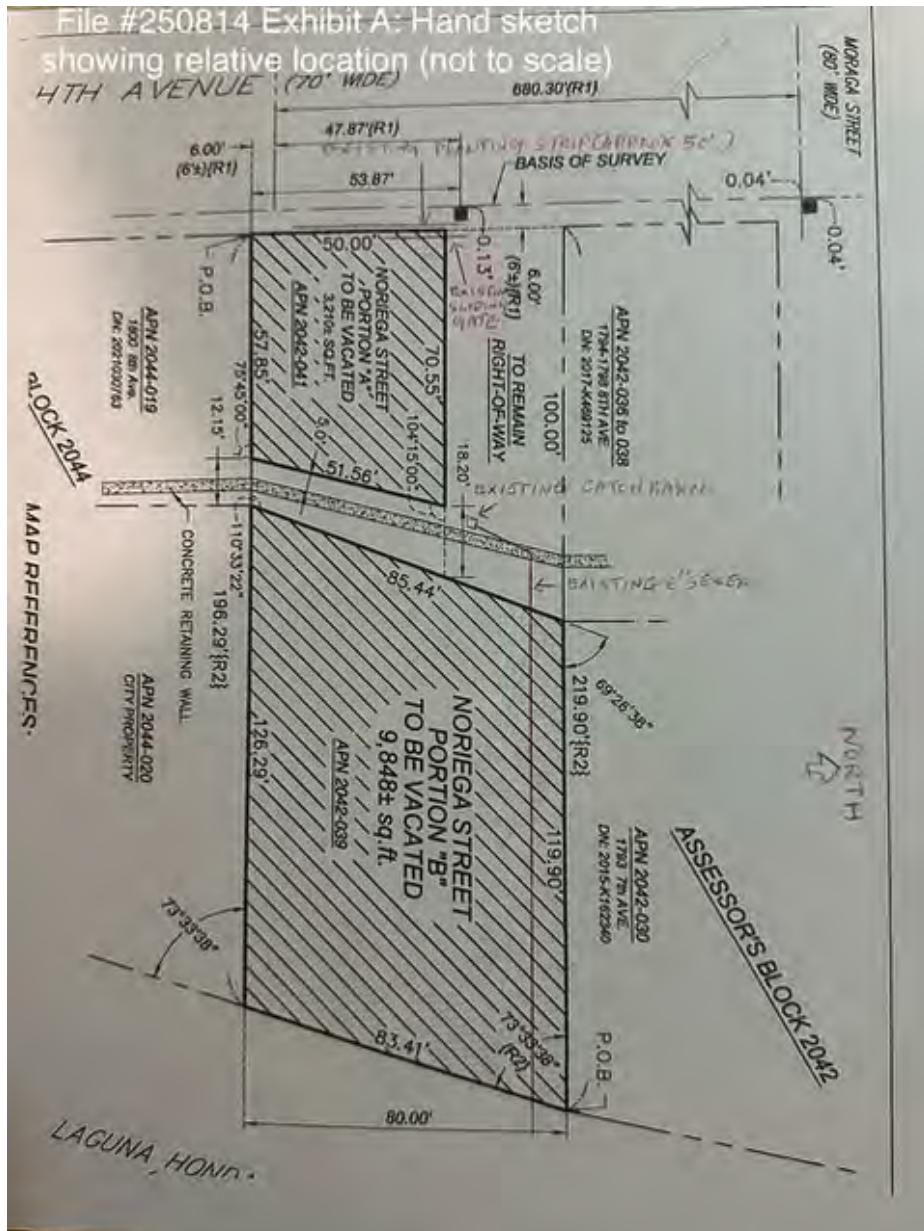
All photographs are labeled “**File #250814 – Exhibit A–H.**”

These materials are submitted solely to document existing physical conditions for the record.

Thank you for including them with the file.

Best regards,  
Steve Chan  
1798 8th Avenue  
San Francisco, CA 94122

File #250814 Exhibit A: Hand sketch  
showing relative location (not to scale)  
4TH AVENUE (70' WIDE) 680.30(R1)



File\_250814\_Exhibit\_A.jpg

File #250814 Exhibit B: Noriega Street terminus at 8th Ave

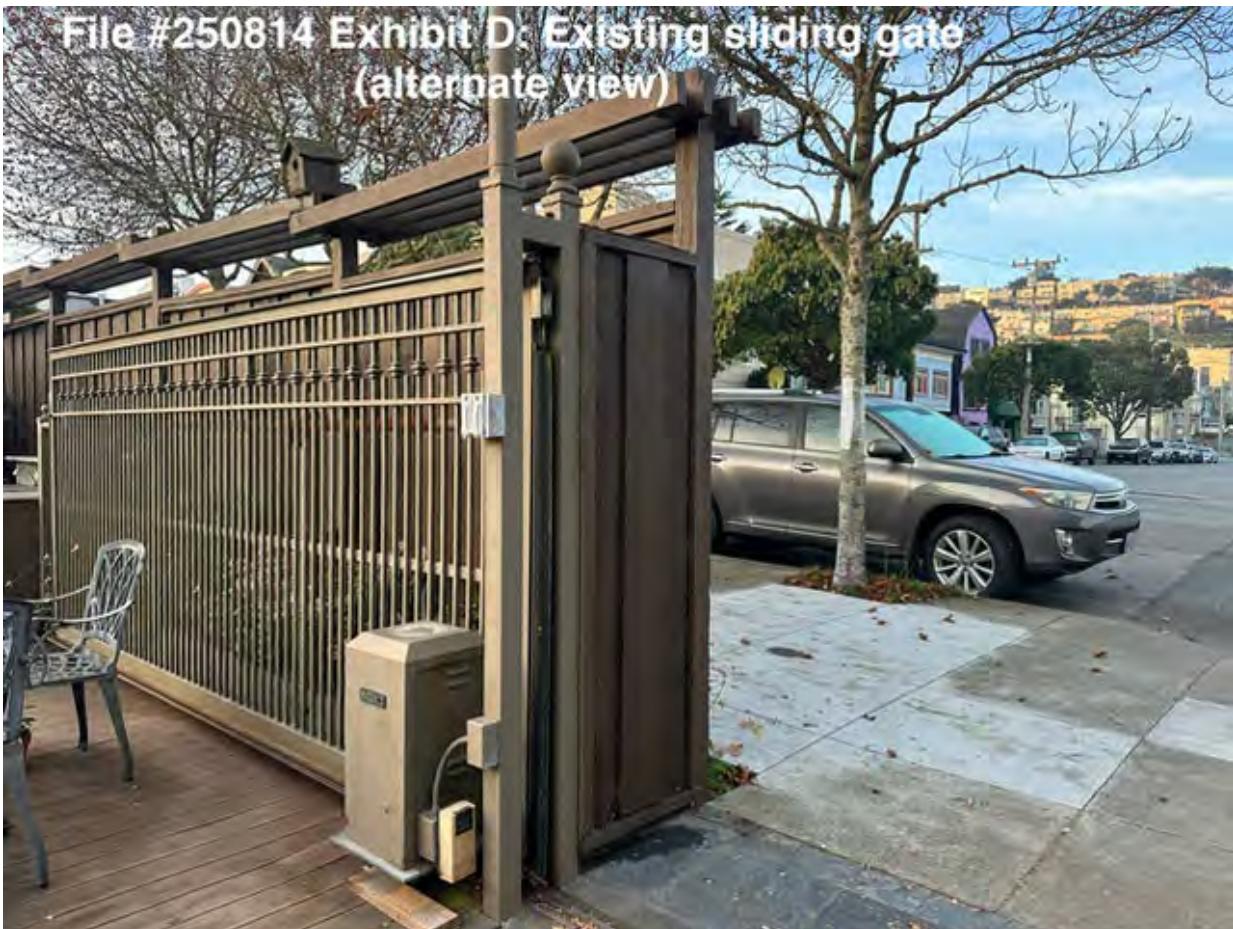


File\_250814\_Exhibit\_B.jpg



File\_250814\_Exhibit\_C.jpg

File #250814 Exhibit D: Existing sliding gate  
(alternate view)



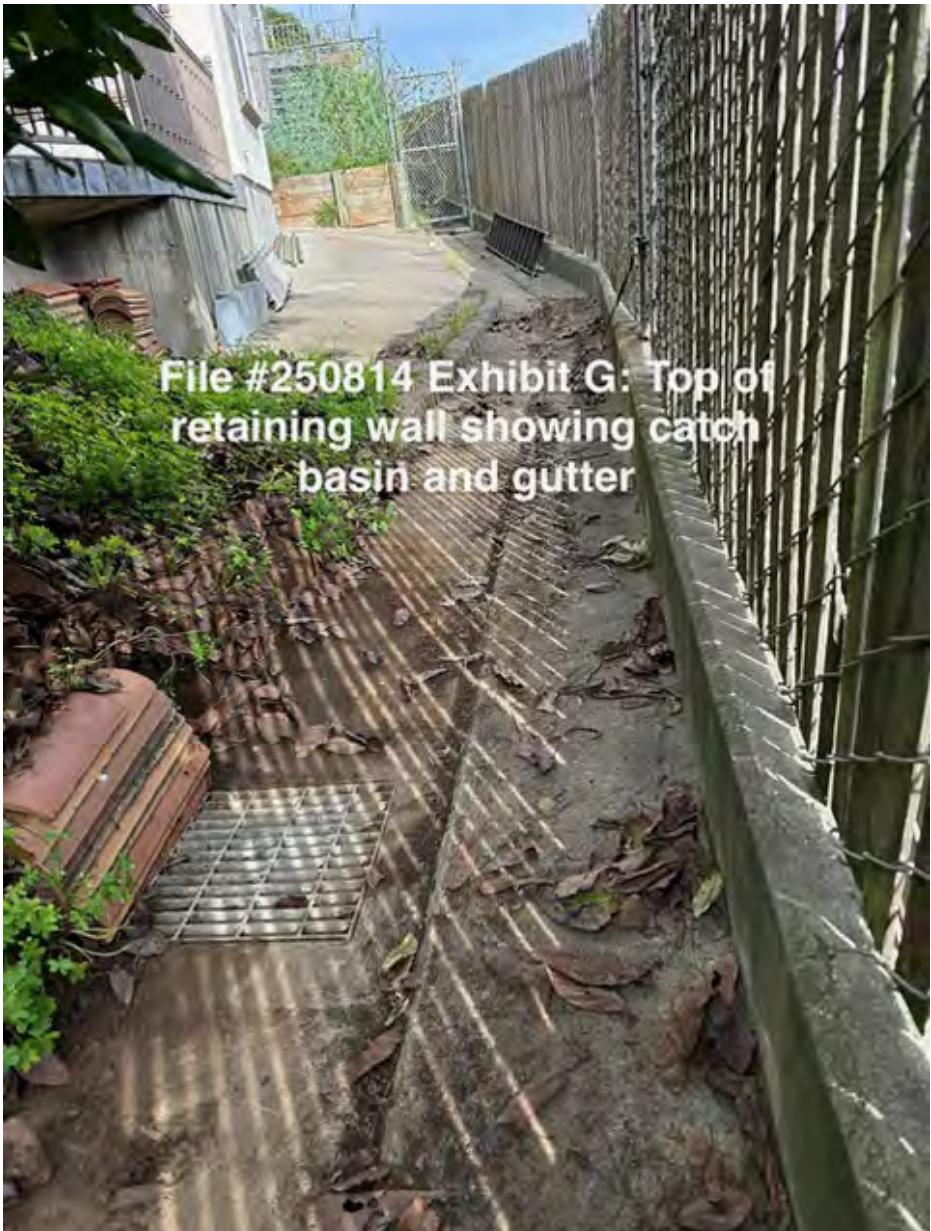
File\_250814\_Exhibit\_D.jpg



File\_250814\_Exhibit\_E.jpg

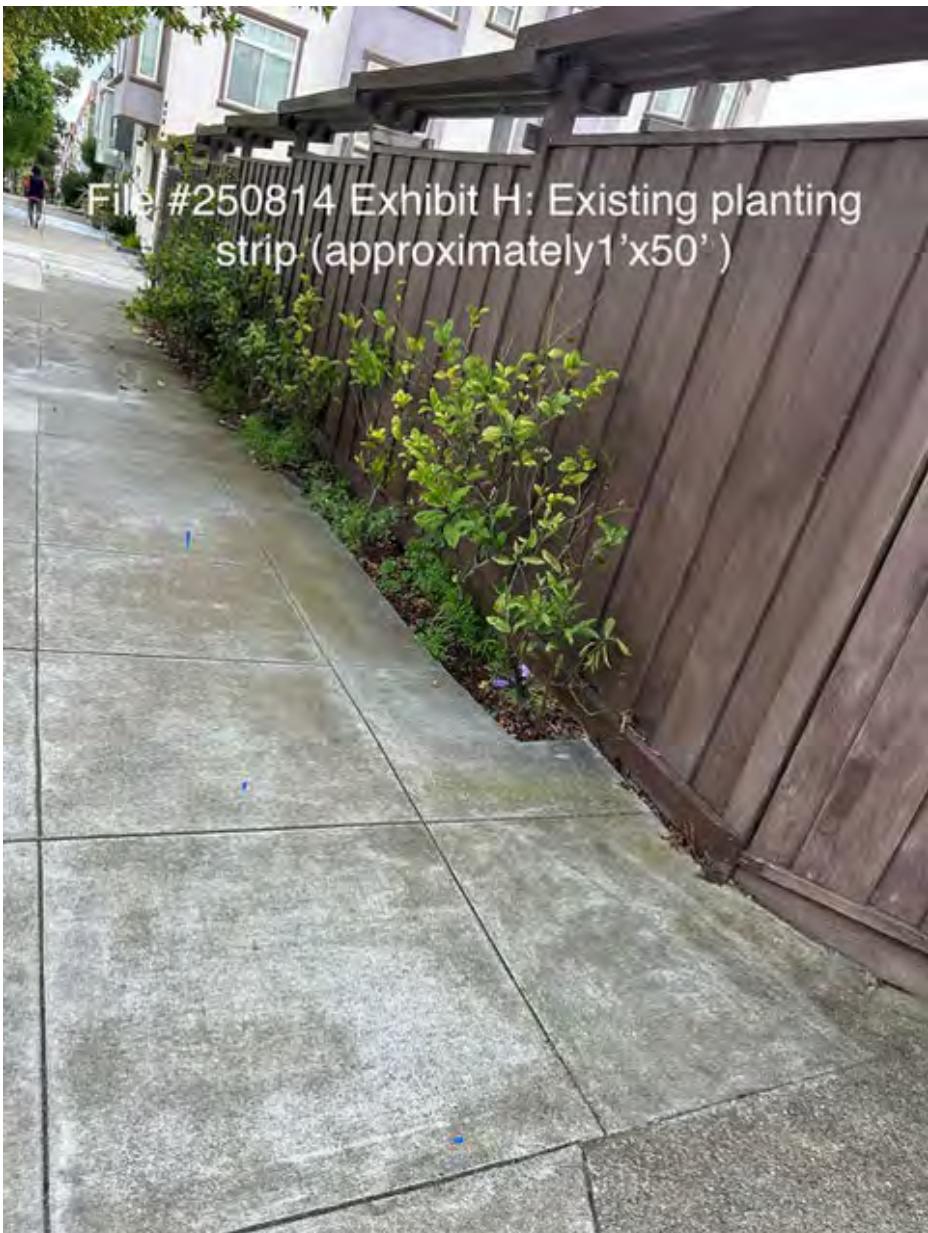


File\_250814\_Exhibit\_F.jpg



File #250814 Exhibit G: Top of retaining wall showing catch basin and gutter

File\_250814\_Exhibit\_G.jpg



File\_250814\_Exhibit\_H.jpg

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: ALCOHOL SALES IN MOVIE THEATERS [BOARD FILE NO. 251103]  
**Date:** Thursday, January 29, 2026 11:01:43 AM

---

Hello,

Please see below communication regarding **File No. 251103**:

Ordinance amending the Planning Code to authorize Movie Theaters that also operate as Bona Fide Eating Places to offer entertainment, cultural, artistic, dramatic, musical, or leisure activities, performances or exhibitions, and permit on-site wine, beer, and/or liquor, and make conforming changes in the Planning Code definitions of Bar and Bona Fide Eating Place uses; permitting certain Movie Theaters in the Upper Fillmore Neighborhood Commercial District to sell wine and/or beer without being subject to non-residential use size limits otherwise applicable in the District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Regards,

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

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

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**From:** Theatre District Neighbors <theatredistrictneighbors@gmail.com>  
**Sent:** Friday, January 23, 2026 10:08 AM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>  
**Cc:** Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>  
**Subject:** Fwd: ALCOHOL SALES IN MOVIE THEATERS [BOARD FILE NO. 251103]

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

From: **Theatre District Neighbors** <[theatredistrictneighbors@gmail.com](mailto:theatredistrictneighbors@gmail.com)>  
Date: Sun, Jan 11, 2026 at 9:35 PM  
Subject: ALCOHOL SALES IN MOVIE THEATERS [BOARD FILE NO. 251103]  
To: <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: <[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)>, <[sherrillstaff@sfgov.org](mailto:sherrillstaff@sfgov.org)>

January 11, 2026

San Francisco Planning Commission  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Members of the San Francisco Planning Commission,  
I am writing on behalf of the Theatre District Neighbors, a community organization dedicated to supporting the vitality and cultural richness of San Francisco's Theatre District. We represent residents, local businesses, and stakeholders who cherish the area's role as a hub for arts, entertainment, and community engagement.  
We strongly support the applications from the subject theaters seeking on-sale liquor licenses for their associated restaurants. These establishments have long been integral to the fabric of our neighborhood, providing world-class performances and fostering a vibrant cultural scene that draws visitors from near and far. Allowing these theaters to incorporate bona fide eating places with beer and wine service (or general on-sale privileges, as applicable) will enhance the overall experience for patrons, encourage longer stays in the district, and contribute positively to the local economy.  
We believe this aligns with the City's goals of promoting sustainable urban development and supporting the arts.

In extending our support, we also wish to remind all parties involved that, in accordance with California Alcoholic Beverage Control (ABC) regulations, all employees working at these theaters in roles involving the sale, service, or handling of alcoholic beverages must be at least 21 years of age. This requirement ensures compliance with state law and promotes a safe, responsible environment. We trust

that the applicants are fully prepared to adhere to these standards, including any necessary adjustments to staffing to maintain uninterrupted operations.  
The Theatre District Neighbors are committed to working collaboratively with the theaters, the Planning Commission, and other stakeholders to ensure that these enhancements benefit the entire community while upholding the highest standards of safety and legality. We urge the Commission to approve this legislation so these license applications are obtained promptly.

Thank you for your time and consideration. We are available for any further discussion or to provide additional input as needed.

Sincerely,

Michael NultyCo-Ordinator  
Theatre District Neighbors

--

**Theatre District Neighbors**

**P.O. Box 420846**

**San Francisco, CA 94142-0846**

[theatredistrictneighbors@gmail.com](mailto:theatredistrictneighbors@gmail.com)

**(415) 339-8779**

<https://atasf7.wixsite.com/tdneighbors>

--

**Theatre District Neighbors**

**P.O. Box 420846**

**San Francisco, CA 94142-0846**

[theatredistrictneighbors@gmail.com](mailto:theatredistrictneighbors@gmail.com)

**(415) 339-8779**

<https://atasf7.wixsite.com/tdneighbors>

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 15 Letters Regarding File No. 251138  
**Date:** Thursday, January 29, 2026 12:44:50 PM  
**Attachments:** [15 Letters Regarding File No. 251138.pdf](#)

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Hello,

Please see attached 15 letters regarding **File No. 251138**:

Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Parcel Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025).

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [Rosalie Chan](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Wednesday, January 21, 2026 7:05:48 PM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Rosalie Chan  
[rosaliechan2017@u.northwestern.edu](mailto:rosaliechan2017@u.northwestern.edu)  
San Francisco, CA 94112-1324

**From:** [Logan Rowland](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Monday, January 26, 2026 9:02:16 AM

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

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Logan Rowland  
[logrow@outlook.com](mailto:logrow@outlook.com)  
94127

**From:** [Ayanna Weathersby](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Monday, January 26, 2026 1:07:27 PM

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

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ayanna Weathersby  
[aeweathersby@bhnc.org](mailto:aeweathersby@bhnc.org)  
515 CORTLAND AVENUE SAN FRANCISCO, CA 94110

**From:** [Susan Coliver](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Tuesday, January 27, 2026 7:13:07 AM

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

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Susan Coliver  
[scoliver@hclarchitecture.com](mailto:scoliver@hclarchitecture.com)  
62 Kissling Street San Francisco, CA 94103

**From:** [Esther Marks](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Tuesday, January 27, 2026 7:50:34 AM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Esther Marks  
[esthermk@pacbell.net](mailto:esthermk@pacbell.net)  
125 Upper Terrace San Francisco, CA 94117

**From:** [Arnold Lerner](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Tuesday, January 27, 2026 8:36:42 AM

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

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Arnold Lerner  
[arnie@lernerarch.com](mailto:arnie@lernerarch.com)  
527 Dolores St Apt. 3 San Francisco, California 94110

**From:** [Bruce Wolfe](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Tuesday, January 27, 2026 9:53:28 AM

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

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Bruce Wolfe  
[bruce@care-clt.org](mailto:bruce@care-clt.org)  
1951 Page St San Francisco, CA 94117

**From:** [Mark Puchalski](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Tuesday, January 27, 2026 10:54:29 AM

---

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

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Mark Puchalski  
[mpuchalski@tndc.org](mailto:mpuchalski@tndc.org)  
201 Eddy Street San Francisco, CA 94102

**From:** [Michael Nulty](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [tac\\_s\\_f@yahoo.com](mailto:tac_s_f@yahoo.com)  
**Subject:** 3333 Mission Street project appeal on 2/3/26 agenda  
**Date:** Tuesday, January 27, 2026 10:59:07 AM

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

January 27, 2026

Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

I am writing on behalf of the Tenant Associations Coalition of San Francisco (TAC) to express our strong support for the proposed 100% affordable senior housing development at 3333 Mission Street in the Bernal Heights/Mission Bernal neighborhood. As a grassroots, community-based organization dedicated since 1998 to advocating for tenant rights, the preservation and expansion of affordable housing, and improved living conditions for renters citywide, we view this project as a critical advancement in addressing San Francisco's severe housing crisis, particularly for our most vulnerable residents.

The 3333 Mission Street project, developed by the Bernal Heights Housing Corporation in collaboration with Mitchelville Real Estate Group and the Low Income Investment Fund, will deliver 70 new fully affordable studio and one-bedroom rental units (42 studios and 28 one-bedrooms) exclusively for low- and moderate-income senior households aged 62 and older. These units will serve households earning between 30-120% of Area Median Income, with the majority targeted at lower-income levels. The development integrates with an existing 49-unit affordable senior building on the site, creating a cohesive 119-unit senior housing campus managed by a trusted local nonprofit.

This initiative offers substantial benefits to the broader San Francisco community and aligns with the city's priorities for equitable housing development:

- **Directly Addressing Senior Housing Scarcity and Preventing Displacement:** With fixed incomes and escalating rents, low-income seniors face acute risks of housing instability and homelessness. By adding 70 dedicated affordable units in a high-demand area, the project enables seniors to age in place with dignity in a familiar neighborhood, reduces pressure on emergency services, and helps preserve the diversity of long-term residents amid ongoing gentrification in the Mission Bernal corridor.

- **Promoting Accessibility, Health, and Quality of Life:** Designed as a disability-forward development, the project incorporates accessible features throughout units and common areas, supporting residents with mobility needs. Indoor amenities such as a library, family room, lounge, and community room—along with interconnected outdoor green spaces, courtyards, and a revitalized public park along Coleridge Street—will foster social connections, community engagement, and overall well-being for both residents and the surrounding neighborhood.
- **Revitalizing Underutilized Land and Enhancing Neighborhood Vitality:** Located on the former Big Lots site (previously a parking garage), the project transforms vacant or underused space into productive housing while including new commercial space and a reopened, improved public park. This contributes to local economic activity through construction jobs, supports neighborhood connectivity between Bernal Heights and the Mission, and demonstrates responsible infill development under Senate Bill 35 streamlined processes.
- **Advancing Citywide Housing Goals and Equity:** In the context of San Francisco's state-mandated Regional Housing Needs Allocation and ongoing efforts to combat displacement, projects like 3333 Mission Street help meet urgent production targets for affordable units while prioritizing vulnerable populations. By freeing up other housing stock and reducing competition for limited affordable options, it benefits families, essential workers, and the entire community.

TAC strongly urges the Board of Supervisors to support and advance this project through any necessary legislative or budgetary actions, including favorable consideration in relevant hearings, funding opportunities, or policy alignments. We are committed to working with city leaders, the developer, and community stakeholders to ensure its timely approval and successful realization, furthering tenant protections and housing justice across San Francisco.

Thank you for your leadership in addressing our city's housing challenges.

Please contact us for any additional information or to discuss how we can collaborate further.

Sincerely,

Michael Nulty  
Program Director  
Tenant Associations Coalition of San Francisco

***Michael Nulty***

P.O. Box 420782  
San Francisco, CA 94142-0782  
(415) 339-8327 - Direct

(415) 339-8779 - Alliance for a Better District 6  
(415) 339-8683 - Central City Democrats  
(415) 937-1289 - North of Market Business Association  
(415) 820-1412 - Tenderloin Futures Collaborative  
<http://abd6.cfsites.org/>

**From:** [Ishanique Gill](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Tuesday, January 27, 2026 11:25:09 AM

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

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ishanique Gill  
[iritnergill@bhnc.org](mailto:iritnergill@bhnc.org)  
1717 Webster St Unit 1322 Oakland, CA 94612

**From:** [Kristen Villalobos](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Wednesday, January 28, 2026 11:04:06 AM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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-- Kristen Villalobos  
[kvillalobos@sfclt.org](mailto:kvillalobos@sfclt.org)  
44 Page St San Francisco, CA 94102

**From:** [Grace Cumming](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Wednesday, January 28, 2026 11:29:04 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Grace Cumming  
[gcumming@littlebrotherssf.org](mailto:gcumming@littlebrotherssf.org)  
251 Central Ave San Francisco, CA 94117

**From:** [Debbie Uchida](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Wednesday, January 28, 2026 11:59:29 AM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Debbie Uchida  
[duchida@littlebrotherssf.org](mailto:duchida@littlebrotherssf.org)  
909 Hyde St. #628 San Francisco, CA 94109

**From:** [Cathy Michalec](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sschwartz@bergdavis.com](mailto:Sschwartz@bergdavis.com)  
**Subject:** Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing  
**Date:** Wednesday, January 28, 2026 12:41:26 PM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received ministerial approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Cathy Michalec  
[cmichalec@littlebrotherssf.org](mailto:cmichalec@littlebrotherssf.org)  
909 Hyde Street, Ste. 628 San Francisco, CA 94109

**From:** [Bill Barnes](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Letter re: File#251139 - 3333 Mission Street Subdivision Map Appeal  
**Date:** Wednesday, January 28, 2026 4:01:53 PM  
**Attachments:** [3333 Mission Letter - FINAL.pdf](#)

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

Dear Board of Supervisors:

On behalf of NPH please find our letter in opposition to the subdivision map appeal of 3333 Mission Street. Please include it in the packet, and circulate to the Supervisors.

--

NPH Logo



## BILL BARNES

Director, Campaigns & Community Engagement

he/him/his

---

[nonprofithousing.org](#)

[@nphanc](mailto:@nphanc)

**T** 415.399.3078 | **C** 415.654.9325

**A** 49 Stevenson Street, #500, San Francisco, CA 94103



**January 28, 2026**

The Honorable Rafael Mandelman  
President, San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Dear President Mandelman and Honorable Supervisors,

I write on behalf of the Non-Profit Housing Association of Northern California (NPH) to oppose the appeal of the subdivision map at 3333 Mission Street.

This abuse of the appeals process clearly ignores Senate Bill 35 (SB 35), of which NPH is an original supporter. SB 35 requires a streamlined, ministerial approval process for development proponents of multi-family housing if the development meets affordability requirements and the local government in which the development is located has not produced enough housing units to meet its housing goals contained in the Regional Housing Needs Assessment (RHNA).

***San Francisco Is Not Meeting Its RHNA Goals For Very Low- , Low- and Moderate-Income Residents And This Appeal Has Caused a 78-Day Delay***

According to the *San Francisco Chronicle*, by the end of 2024 the City and County of San Francisco had constructed only 4.4% of the homes needed for very-low income residents, just 1.7% of the homes needed for low-income residents, and a meager 5.2% of the homes needed for moderate-income residents as defined in the 2023-2031 RHNA. While there are many well known challenges, such as funding, increasing costs of construction, and entitlement timelines, when a project like this is ready to go San Francisco should quickly approve it. By the time the Board hears the matter on February 3rd, 78 days will have been lost since the appeal was filed.

***This Amazing Senior Affordable Housing Project Is What San Francisco Needs***

The Bernal Heights Neighborhood Center (BHNC) and its affiliate, the Bernal Heights Housing Corporation (BHHC) are an award-winning, neighborhood-based service provider and affordable housing developer. Programs and services for low-income renters - seniors, non-English speaking newcomers, youth and BIPOC residents of all ages - are designed to build stable neighborhoods and vibrant, engaged communities.

Their offerings are culturally and linguistically appropriate for a wide range of participants because everyone belongs.

As a project sponsor, BHHC is tackling one of San Francisco and our region's greatest challenges - senior housing. As many San Franciscans age, it becomes harder to afford ever increasing rents to stay in the communities they know and love. This project provides that chance with 70 units - a reduction from the 108 original units. Further delaying this project delays 70 households staying in their City.

***SB 35 Requires Denying The Appeal***

San Francisco Planning Department staff expertly note that the project has already been approved under SB 35, providing for the needed housing and a park. As stated in their report, denying this subdivision permit "will not alter the already approved reconfiguration and decrease in size of the park." Notwithstanding the arduous permitting process in San Francisco, the State of California is clear that housing production, especially multifamily housing construction for low- and moderate income residents is a priority.

***Funding Affordable Housing Is Complicated - Delays Cost Time AND Money***

Affordable housing relies on local, state and federal sources with different application deadlines. Delays like this harm Bay Area projects and smaller organizations who are disadvantaged in securing funding compared to projects without these delays.

For these reasons and many others, NPH strongly supports this project, opposes the appeal, and urges you to act today to deny the appeal. Let's keep building affordable housing in San Francisco.

Sincerely,



**Bill Barnes**

Director of Campaigns and Community Engagement

CC: BHNC, Supervisors, Mayor, City Attorney, SF Planning, SF Public Works

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Request to Continue File# 251211 Pending Inquiry  
**Date:** Thursday, January 29, 2026 10:59:28 AM  
**Attachments:** [Request for Inquiry - Assemblymember Matt Haney \(Dec 16, 2025\).pdf](#)  
[Letter of Inquiry - Supervisor Matt Dorsey \(Jan 27, 2026\).pdf](#)

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Hello,

Please see attached and below communication regarding **File No. 251211:**

Ordinance amending the Public Works Code to allow development projects to satisfy street tree planting requirements through payment of an in lieu fee or providing alternative landscaping; exempt accessory dwelling units from street tree planting requirements; eliminate appeals to the Board of Appeals for tree removals undertaken by City departments and commissions; and update in lieu fee reporting requirements; amending the Administrative Code to create a separate account within the Adopt-A-Tree Fund to receive in lieu fees for street tree requirements; amending the Planning Code to update street tree applicability requirements; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Shaun Aukland <shaun.aukland@gmail.com>  
**Sent:** Wednesday, January 28, 2026 9:20 AM  
**To:** Melgar, Myrna (BOS) <Myrna.Melgar@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>; Chen, Chyanne (BOS) <chyanne.chen@sfgov.org>; Wong, Alan (BOS) <alan.wong@sfgov.org>; Gluckstein, Lisa (CPC) <lisa.gluckstein@sfgov.org>  
**Subject:** Request to Continue File# 251211 Pending Inquiry

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

Dear Chair Melgar, President So, Supervisors, and Commissioners,

I am writing on behalf of [FairTrees.org](http://FairTrees.org) to formally request that [File No. 251211](#) (Public Works, Administrative, Planning Codes - Street Trees) be Continued pending two ongoing inquiries into the Department.

It would be legislatively irresponsible for this Committee to vote on expanding the Department of Public Works' authority (by eliminating public appeals) while the Department is currently the subject of two separate, high-level inquiries regarding mismanagement and potential statutory violations.

They are:

**1. A city charter inquiry from Supervisor Dorsey.** Yesterday, Supervisor Dorsey submitted a formal Letter of Inquiry (LOI). As detailed in the attached document, the Board is now actively investigating:

- Inequitable spending - The potential diversion of grant funds away from priority Environmental Justice communities. This is relevant because the proposed in-leiu fees are to be directed toward undefined "low canopy neighborhoods".
- Potential falsification of data - The administrative closure of over 900 constituent service requests without action.
- Operational failure: The lack of required impact analysis for existing policies that harm Environmental Justice communities (like [Public Works Order 187246](#), issued by Mohammed Nuru).

**2. A state law inquiry from California DOJ, recommended by Assemblymember**

**Haney.** Simultaneously, Assemblymember Matt Haney has formally requested an investigation by the California Attorney General regarding the City's potential violation of State Law (SB 1000).

As detailed in the attached letter to the AG, the State is reviewing whether the Department's current policies create "containment zones" that withhold environmental improvements for protected neighborhoods, in violation of state civil rights and environmental justice statutes.

Put together, the conclusion is clear -- the Department of Public Works is currently under scrutiny for potentially failing to execute its *existing* urban forestry duties fairly and legally. This is precisely the wrong moment to remove the public's only remaining check on that power: the right to appeal before an independent Board.

We respectfully urge the Committee to hold this item until the Department has provided the written responses required by the City Charter and resolved the outstanding questions regarding its compliance with State Law.

Thank you,

Shaun Aukland

[FairTrees.org](http://FairTrees.org)

Attachments (please add both to the legislative record for 251211):

- Letter of Inquiry - Supervisor Matt Dorsey (Jan 27, 2026)
- Request for Inquiry - Assemblymember Matt Haney (Dec 16, 2025)

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0017  
(916) 319-2017  
FAX (916) 319-2117

E-MAIL  
[Assemblymember.Haney@assembly.ca.gov](mailto:Assemblymember.Haney@assembly.ca.gov)

DISTRICT OFFICE  
455 GOLDEN GATE AVENUE, ROOM 14300  
SAN FRANCISCO, CA 94102  
(415) 557-3013  
FAX (415) 557-3015



December 16, 2025

Rob Bonta, Attorney General of California  
1300 "I" Street Sacramento, CA 95814  
Attn: Bureau of Environmental Justice

**Re: Request for Inquiry into San Francisco's Compliance with SB 1000 and Environmental Justice Protections**

Dear Attorney General Bonta, I am writing to bring to your attention serious concerns raised by my constituents in Assembly District 17 regarding the City and County of San Francisco's adherence to state environmental justice laws, specifically Senate Bill 1000. My constituents have provided data-driven analysis suggesting that San Francisco's implementation of its Environmental Justice Framework may be insufficient to meet the state's requirements to reduce health risks in disadvantaged communities. Specifically, they point to a pattern where essential green infrastructure, specifically street trees, is being withheld from Environmental Justice Communities based on subjective criteria such as "survivability" or concerns about vandalism. This practice raises a critical question of whether these neighborhoods are effectively being treated as "containment zones" for environmental and social burdens. By citing existing challenges as a reason to deny new investment, the city risks perpetuating the very inequities that SB 1000 was designed to redress. The consequences of this neglect are stark. Hundreds of tree wells in District 17 sit empty, while federal and local funding explicitly designed for equity is systematically directed to other parts of the city. As a result, residents in these designated disadvantaged census tracts are forced to pay for street trees out-of-pocket, effectively subsidizing the city's failure to provide basic environmental health protections.

Furthermore, constituents have documented that the city's Environmental Justice Framework explicitly disclaims being a binding policy document. If accurate, this would undermine the intent of SB 1000 to create enforceable, action-oriented policies. Given these concerns, I respectfully request that the Bureau of Environmental Justice review these claims to ensure that San Francisco is fully compliant with both the letter and the spirit of state environmental justice laws, and that all communities in my district receive the equitable protections they are owed.

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0017  
(916) 319-2017  
FAX (916) 319-2117

E-MAIL  
Assemblymember.Haney@assembly.ca.gov



DISTRICT OFFICE  
455 GOLDEN GATE AVENUE, ROOM 14300  
SAN FRANCISCO, CA 94102  
(415) 557-3013  
FAX (415) 557-3015

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Matt Haney".

**Assemblymember Matt Haney**  
Assemblymember, 17th District

City and County  
of San Francisco



Board of Supervisors  
Member, District 6

MATT DORSEY

麥德誠

January 27, 2026

Ms. Angela Cavillo, Clerk of the Board of Supervisors  
CITY AND COUNTY OF SAN FRANCISCO  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, Calif. 94102-4689

Emailed to: [Angela.Cavillo@sfgov.org](mailto:Angela.Cavillo@sfgov.org)

**Letter of Inquiry: Tree Canopy Equity and Resource Allocation in District 6**

Dear Madam Clerk,

I submit this Letter of Inquiry (LOI) in accordance with the provisions of San Francisco City Charter § 16.114 governing the Board of Supervisors' power of inquiry and review, to request a response from the Department of Public Works.

I seek clarity regarding the City's implementation of its tree planting, replacement, and maintenance policies, particularly as they relate to South of Market and other neighborhoods in District 6 that have repeatedly been identified as priority geographies for urban forestry investment but continue to experience the lowest levels of tree canopy coverage in San Francisco.

## **Background**

South of Market (SoMa) has long been recognized as an Environmental Justice Community and as one of San Francisco's most heat burdened, park poor, and environmentally overburdened neighborhoods. Multiple City adopted plans and voter approved funding measures identify SoMa as a priority area for tree planting to advance climate resilience, public health, and neighborhood livability.

Despite these stated priorities, a significant body of recent, constituent led research has documented persistent and widening disparities in tree canopy distribution and planting outcomes in SoMa and across District 6. This work is rigorous, data driven, and rooted in a clear commitment to partnership with the City. Importantly, it provides an opportunity for the City to review how its policies, funding frameworks, and operational practices support its stated equity goals, General Plan commitments, and legal obligations under state and local law.

Their research highlights that SoMa continues to have the lowest tree canopy coverage in the City, even as new funding sources intended to advance environmental justice and climate adaptation have been deployed elsewhere. It also documents the cumulative effects of administrative policies that result in empty tree wells, deferred replacements, and the loss of existing canopy in precisely the neighborhoods most in need of investment.

My intent in submitting this Letter of Inquiry is to better understand how decisions are being made, how equity frameworks are operationalized in practice, and how the City can course correct where outcomes do not match intent. I believe Public Works shares the goal of delivering environmental benefits fairly and transparently, and that clarity on these questions will help support that shared objective.

## **Requests for Information**

To that end, I respectfully request written responses to the following questions.

- 1. Environmental Justice Framework and General Plan Policies:** California Senate Bill (SB) 1000 requires that cities and counties adopt policies in their General Plan to address environmental justice<sup>1</sup>. In response, the Planning Commission adopted the Environmental Justice Framework in 2023 to establish a clear set of visions and priorities to advance health in communities of color and low-income communities. This was later codified by the Board of Supervisors via Ordinance No. 084-23<sup>2</sup>.
  - a.** How does the Department operationalize the San Francisco Environmental Justice Framework in tree planting and maintenance decisions, and does it use the City's Environmental Justice Burden Scores to guide or weight resource allocation?
  - b.** Priority 1.3 of the Environmental Justice Framework calls for developing neighborhood specific targets for tree canopy cover. This echoes a recommendation the Budget and Legislative Analyst made in their 2021 Street Resurfacing Program and StreetTreeSF Program Performance Audit<sup>3</sup>. Do such targets exist for neighborhoods in District 6, including South of Market, South Beach, Mission Bay, and Treasure Island? If so, what are those targets? If not, what is the timeline for their creation?

## **2. Funding Equity and Allocation**

- a.** In November 2022, San Francisco voters approved Proposition L, which replaced the prior half-cent transportation sales tax under Proposition K. Proposition L funds include support for the planting and establishment of street trees in the public right of way<sup>4</sup>. In November 2023, the San Francisco County Transportation Authority (SFCTA) announced a \$1 million allocation to plant and establish 408 street trees, with weekly watering for three years during the establishment period and lifetime maintenance through Public Works' StreetTreeSF program. Program materials indicate that this investment was intended to prioritize Districts 5, 6, and 10 based on tree census data

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<sup>1</sup> [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>2</sup> <https://sfgov.legistar.com/View.ashx?M=F&ID=12001161&GUID=CAF5813-D06C-44FA-9947-D21B10104D18>  
<sup>3</sup>

[https://sfbos.org/sites/default/files/061421\\_PA\\_of\\_DPW\\_Street\\_Resurfacing\\_Prog\\_%26\\_StreetTreeSF%20Prog.pdf](https://sfbos.org/sites/default/files/061421_PA_of_DPW_Street_Resurfacing_Prog_%26_StreetTreeSF%20Prog.pdf)

<sup>4</sup> [https://www.sfcta.org/sites/default/files/2023-04/2022\\_Expenditure\\_Plan\\_Clean.pdf](https://www.sfcta.org/sites/default/files/2023-04/2022_Expenditure_Plan_Clean.pdf)

identifying areas with the lowest canopy coverage.<sup>5</sup> Planning documents subsequently show that, “SFPW [San Francisco Public Works] preliminarily expect[ed] to focus on planting in District 10 based on tree census data, low canopy coverage, and geographic equity”. Can the Department confirm the final locations where these 408 trees were planted and describe the specific criteria and decision-making process that resulted in the final planting strategy?

- b.** In December of last year, the San Francisco County Transportation Authority announced a \$1.1 million allocation of transportation sales tax funds to support the San Francisco Public Works Tree Planting and Establishment Project, which will plant approximately 407 additional street trees. Planting locations were identified and prioritized based on tree census data showing low canopy coverage and heightened exposure to extreme heat and air pollution, as well as equity indicators including Equity Priority Communities and Environmental Justice Communities.<sup>6</sup> What specific framework, criteria, or scoring methodology did the Department use to translate these data inputs into district level planting decisions, and how did that analysis result in the selection of the final planting locations? Please confirm the final planting locations.
- c.** In September of 2023, San Francisco was awarded \$12 million in federal grant funding to plant and maintain trees<sup>7</sup>. At the time of the announcement, then Mayor London Breed shared that this funding would "strengthen our urban canopy", particularly in neighborhoods like the South of Market, among others. To date, how has the South of Market neighborhood benefited from this funding, including the number and location of trees planted or maintained? Looking ahead, what portion of this funding is planned for investment in SoMa, and what is the anticipated timeline and scope of those future benefits?
- d.** Last year, San Francisco Clean City Coalition was awarded a sole source grant contract in an amount not to exceed \$4,931,307.00 to, in part, plant up to 600

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<sup>5</sup> <https://www.sfcta.org/blogs/prop-l-transportation-sales-tax-investments-bart-fare-gates-tree-planting-vision-zero-and>

<sup>6</sup> <https://www.sfcta.org/blogs/transportation-sales-tax-funds-cable-cars-trees>

<sup>7</sup> <https://www.sf.gov/news--san-francisco-awarded-12-million-federal-grant-plant-thousands-new-street-trees-fight-climate>

replacement trees and water 2,400 street trees<sup>8</sup>. How were neighborhoods prioritized for replacement planting and watering under this contract?

### **3. Discretionary Guidelines**

- a.** In a document obtained by my constituents via Public Records Request #25-8453, a document titled "Deferral Criteria from FUF October 2023" appears to describe "criteria for evaluating a resident's tree planting concern and escalating it above the public good, resulting in Friends of the Urban Forest choosing to not plant a basin."<sup>9</sup> Mentioned in the document is an allowance for deferrals when "a shockout or empty basin is in close proximity to a temporary shelter for unhoused people." Is this deferral criterion an active policy or practice for the Department and/or Friends of the Urban Forest today? What is the origin and rationale for this policy? Do our nonprofit partners or grantees rely on or apply it when making tree planting decisions? Please also clarify whether this criterion has been formally adopted, how it is communicated to residents, and how its use is tracked and reviewed to ensure consistency with the City's equity and environmental justice goals.
- b.** Director's Order 187246, adopted in 2018, outlines how the planting, maintenance, or removal of trees and landscape material on public sidewalk areas are regulated. Section V outlines the requirements for new tree basin construction and dimension and specifies that "No street tree planting will be allowed in sidewalks with a width less than 7'-6". Exceptions may be granted on a case-by-case basis, as approved by Public Works"<sup>10</sup>. What are the specific criteria for granting an exception under Section V(B)(ii) and, what is the process for residents to apply for an exception? How many exceptions have been granted since the Order was signed in 2018?
- c.** My constituents have identified more than 130 empty tree wells on streets with a width less than 7'-6". For locations where an exception is not requested or approved per Director's Order 187246, what is Public Works' standard

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<sup>8</sup> [https://sfpublicworks.org/sites/default/files/Commissions/May%208%202025/Item\\_4d%20PWC%20%20Tree%20Watering%20-%20StaffReport%20Resolution%20Attachments%205-8-25%20v55.pdf](https://sfpublicworks.org/sites/default/files/Commissions/May%208%202025/Item_4d%20PWC%20%20Tree%20Watering%20-%20StaffReport%20Resolution%20Attachments%205-8-25%20v55.pdf)

<sup>9</sup> <https://sanfrancisco.nextrequest.com/documents/55541864>

<sup>10</sup>

[https://sfpublicworks.org/sites/default/files/187246\\_Public%20Works%20Director%27s%20Order%20on%20Tree%20Planting\\_0.pdf](https://sfpublicworks.org/sites/default/files/187246_Public%20Works%20Director%27s%20Order%20on%20Tree%20Planting_0.pdf)

approach to these empty planting sites? Is the default outcome to fill the basin with concrete, or are there alternative treatments or interim solutions available to preserve future planting opportunities?

- d.** Was an impact analysis conducted prior to the adoption of Director's Order 187246 to assess how many existing street trees or planting sites would become ineligible for replacement? If so, what were the findings of that analysis? If known, how many planting sites in District 6 were identified as ineligible for replanting following enactment of the Order?

#### **4. Empty Tree Well Backlog**

- a.** A document obtained by my constituents through Public Records Request No. 25-8280 indicates that Public Works was aware of more than 500 existing empty tree wells in the South of Market neighborhood<sup>11</sup>. Is this figure still accurate? If not, please provide the current number. What specific plan and timeline does the Department have to address and fill these empty tree wells?
- b.** My constituents have informed me that more than 900 empty tree well requests were closed by the Department on December 4 and 5, 2025, with the closure reason cited as "Planned Maintenance." Please elaborate on what this means and provide the specific capital project codes and funding sources assigned to these locations. If no funded project exists for these sites, please explain the rationale for removing these public reports from the active request queue.
- c.** Please provide the number of 311 requests for tree planting by district over the last 12 months. How many of these requests were approved, and what were the primary barriers to approval?

#### **5. Deferred Tree Replacements and Legal Compliance**

- a.** In January 2022, the Board of Supervisors adopted Ordinance 001 22, amending Public Works Code Article 16 Section 806(a)(6)(c) to require tree replacements within 120 days or inclusion on a Delayed Tree Replacement Report. Please provide the most recent Delayed Tree Replacement Report. If such a report does not exist, please explain.
- b.** How does the Department track the replacement of dead or removed trees?

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<sup>11</sup> <https://sanfrancisco.nextrequest.com/documents/55322029>

**6. Public Works Code Article 16: Enforcement and Compliance**

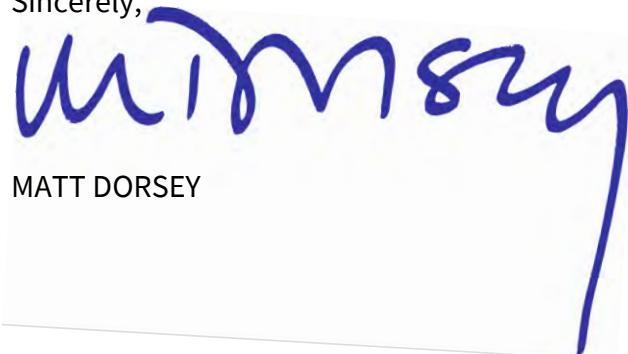
- a.** Public Works Code Article 16 establishes permitting, replacement, and enforcement requirements for the planting and removal of street trees by parties other than the Department, including obligations tied to development projects. With that framework in mind, after completion of a qualifying development project, what processes does Public Works use to verify compliance with required street tree planting permits, including confirmation that permitted trees have been planted within the required timeframe and in accordance with approved species and locations?
- b.** If required trees cannot be planted as permitted due to infrastructure conflicts, site constraints, or other conditions, what is the Department's protocol for modifying permit requirements, approving alternative planting locations, or assessing in lieu fees, and what written findings are required to support such determinations?
- c.** Once trees are planted pursuant to a development related permit, how does Public Works ensure that those trees are maintained through establishment, including monitoring survival, enforcing replacement obligations if trees are stolen or fatally damaged, and determining when maintenance responsibility transfers to the Department?
- d.** Public Works Code Article 16 Section 808 prohibits the injury or destruction of street trees and requires approved tree protection measures during construction activities. With respect to these requirements, how does the Department monitor and enforce compliance with tree protection requirements throughout the lifecycle of a construction project, including during permitting, active construction, and project close-out?
- e.** When a violation of Section 808 occurs, how does the Department determine whether the injury or damage resulted from intentional, malicious, or grossly negligent conduct, and what penalties, replacement obligations, or corrective actions are assessed as a result?
- f.** How does the Department track violations, assess replacement costs, fines, and penalties associated with tree damage during construction, and does the Department maintain an accounting of these amounts by project or district? How are those funds used?

I appreciate the Department's continued engagement on these issues and look forward to your responses. My goal is to ensure that the City's policies, funding decisions, and operational practices are delivering on our shared commitments to environmental justice, climate resilience, and equitable public investment for the residents of South of Market and all of District 6.

Please do not hesitate to reach out to my office with any questions as you prepare your response.

Should you have questions or require more clarity, you may contact me or my Chief of Staff, Dominica Donovan, [Dominica.Donovan@sfgov.org](mailto:Dominica.Donovan@sfgov.org).

Sincerely,



MATT DORSEY

A handwritten signature in blue ink, appearing to read "MATT DORSEY". The signature is fluid and cursive, with a long vertical stroke on the right side.

Cc: Carla Short, Director  
San Francisco Public Works  
[Carla.Short@sfdpw.org](mailto:Carla.Short@sfdpw.org)

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Carroll, John \(BOS\)](#)  
**Subject:** 40 Letters Regarding File No. 251247  
**Date:** Thursday, January 29, 2026 12:46:00 PM  
**Attachments:** [40 Letters Regarding File No. 251247.pdf](#)

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Hello,

Please see attached 40 letters regarding **File No. 251247**:

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2025 California Fire Code and portions of the 2024 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2026; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [cbmoore0807@gmail.com](mailto:cbmoore0807@gmail.com)  
**To:** [Board of Supervisors \(BOS\)](mailto:Board of Supervisors (BOS))  
**Cc:** [cbmoore0807@gmail.com](mailto:cbmoore0807@gmail.com); ["Roger Greer"](mailto:Roger Greer)  
**Subject:** FW: Please Amend the High-Rise Fire Sprinkler Mandate  
**Date:** Thursday, January 22, 2026 5:29:39 PM  
**Importance:** High

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

We understand there will be a meeting on February 9<sup>th</sup> at 1:30 pm to discuss the Fire Sprinkler Mandate. We are unable to attend but want to share the letter we sent in December to your colleagues in our City's government.

Thank you,

Roger Greer and Constance Moore  
1170 Sacramento Street, 8D  
San Francisco, CA 94108

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**From:** cbmoore0807@gmail.com <cbmoore0807@gmail.com>  
**Sent:** Friday, December 5, 2025 3:50 PM  
**To:** daniel.lurie@sfgov.org; FireAdministration@sfgov.org; Fire.Commission@sfgov.org; sherrillstaff@sfgov.org; SauterStaff@sfgov.org; mandelmanstaff@sfgov.org  
**Cc:** 'Roger Greer' <rogergreer@sbcglobal.net>; 'Connie Moore' <cbmoore0807@gmail.com>  
**Subject:** Please Amend the High-Rise Fire Sprinkler Mandate  
**Importance:** High

We are writing to urge each of you to pass legislation to amend the fire sprinkler mandate for existing residential high-rise buildings and to consider the severe financial and personal hardships that residents like us will face under the current requirement.

We fully support fire safety in our city. Our building, *The Nob Hill* at 1170 Sacramento Street, has complied with all previous fire-safety mandates, but this particular requirement goes far beyond what homeowners can, and should, reasonably bear.

Our building, like so many others in the City, has managed its finances prudently but has not prepared for such a capital expense. This mandate will create a significant hardship for all owners (financially and emotionally as we

will be required to fund this work through either a significant special assessment or increased HOA fees and find temporary housing for an extended period while the work is completed).

Please help create a pathway that protects safety while also protecting residents from unmanageable costs and disruption.

Thank you for your thoughtful consideration.

Roger Greer and Constance Moore

1170 Sacramento Street, 8D

San Francisco, CA 94108

**From:** [Lin Family](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Thursday, January 22, 2026 5:48:03 PM

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

Dear Board of Supervisors,

I am writing as an owner of Cleary 66 Ct. to request you to take action to amend the fire sprinkler retrofitting requirement for older high-rise buildings like ours and consider other feasible life safety measures for their residents. We are writing to express our deep concern that if this mandate is enforced without amendment, the consequences, not only for my household but also my neighbors', will be severe and immediate.

1. Family Disruption: As an immigrant family of four with two elementary-aged children, any construction lasting more than one month would be profoundly difficult. We do not have families or relatives we can go to. Especially that our children are placed in two different public schools in the city by SFUSD. This extended project would force a non-ideal relocation to us, creating a disruptive change to our crucial daily routines and our children's schooling, in addition to the significant unbudgeted costs and major logistical challenges. It would be a very undesirable situation for any family, especially those with children. Children would no longer have a safe and stable home which would be bad for their well-being.
2. Financial Burden and Extreme Hardship: This unfunded mandate will impose an unforeseen and unrealistic capital assessment on fixed-income residents and modest savers. Our monthly HOA fees have already escalated by nearly 50% in the last four years, which has already been difficult. Not that there has been no support on that, but imposing a multi-thousand dollar per-unit cost of this retrofit would place an extreme and unsustainable financial hardship on our fixed incomes and limited savings, compounding the stress we already face from the rising cost of essential expenditures. If the city chooses to proceed with this mandate, we strongly request the immediate establishment of a robust financial incentive or rebate program to make compliance feasible, as we lack the final resources to absorb this cost otherwise.

We are committed to safety but request to amend the fire code immediately. We seek alternative, feasible life safety measures that protect residents without compromising the stability of our community. Thank you for taking action to prevent this hardship.

Sincerely,  
Tristan & Sharon  
Parents/66 Cleary Ct owners

**From:** [Beth Cort](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** FIRE SPRINKLER RETROFIT REQUIREMENT FILE 251247  
**Date:** Thursday, January 22, 2026 6:04:13 PM

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

Beth Cort

**From:** [meracosta](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit  
**Date:** Thursday, January 22, 2026 7:43:49 PM

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

Dear San Francisco Supervisors,

I am writing to request you to take action to amend the fire sprinkler retrofitting requirement for older high-rise buildings and work with our buildings on other feasible life safety measures that will protect our residents and visitors.

As a senior with my medical conditions, it would be a significant health hardship for me to even begin to think of the idea to have to relocate (temporarily or permanently) for such a renovation to occur here at 66 Cleary Court. The stress alone would exasperate my current medical conditions.

It is widely understood that moving is considered one of the most traumatic events in a person's life. A temporary move would double this traumatic event since it would require the initial moving out and then moving back in. Not to mention, at this time it is not known exactly when in the future I would be required to move. But I would be further up in my years and most likely my health situation would possibly have advanced.

Being that we are in San Francisco, the financial cost would be exorbitant to perform the following:

- If I were to decide to sell, I would lose in the sale as this retrofit would not only make it extremely difficult to sell my condo in a timely manner but I would have to significantly reduce the sale price to even generate any buyer interest and/or I would have to pay the assessment price for the retrofit as part of the sale.
- Selling or temporarily relocating during construction, results in the following expenses:
  - o The hundreds of thousands of dollars for the assessment cost I shall be required to pay as a condo owner at 66 Cleary Court
  - o Moving & packing/unpacking expense to move out/in (split move expense if I am required to store some belongings)
  - o Having lived at 66 Cleary Court for 20 years, temporary housing, which we all know is skyrocketing in San Francisco, would be egregiously more per month

than my current monthly living expenses (especial on a month-to-month lease as there would be no guarantee on the exact timeframe that I would need to vacate my condo).

- o Utility expenses for both temporary housing and my permanent residence
- o Temporary storage for furniture/belongings of a 3-bedroom condo
- o As a person that does not drive, I may have added transportation expenses if I am not able to secure temporary residency near my doctors, grocery, etc.

I am sure there are more expenses I am not thinking of at this moment; however, I am also concerned with the effects on all the residents living here at Cleary Court. This type of financial expense could ruin livelihoods. Some people live paycheck to paycheck. I fear how many tenants would need to walk away from or sell their condos, which not only would ruin their lives but the long-term effect/burden for anyone remaining at Cleary Court should there be too many vacant units resulting in the loss of ongoing basic Home Owners Association dues for general maintenance.

Please take into consideration the above forementioned and make the honorable decision that maintains livelihoods for the residents of 66 Cleary Court and the other impacted buildings in our beautiful city that is San Francisco, which includes these older buildings.

Sincerely,

Mercedes Barberis

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

**From:** [Carrie Ludwig](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Mandate  
**Date:** Thursday, January 22, 2026 8:03:06 PM

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

Dear Supervisors,

I'm a longtime resident of a mid-1960s high-rise building that is home to many senior citizens. I request that you take action to amend the fire sprinkler retrofitting requirement for older high-rise buildings and work with our buildings on alternative and affordable fire safety measures that will protect our residents and visitors.

The fire sprinkler mandate was passed without any notice to, or discussion with, the affected buildings. It will add an onerous physical and financial hardship on our residents. If the code is not amended, my neighbors and I will incur costly special assessments that impose a significant financial burden on most of us who are living on fixed incomes. We will also be forced to relocate during a long construction period at a high additional cost, with major inconvenience and disruption to our lives.

Living in San Francisco is very expensive, but I love living in the City and don't want to move away. Please help us by alleviating this impending and unnecessary mandate.

Carrie G Ludwig

**From:** [John Hopkins](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Friday, January 23, 2026 1:35:32 PM

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

PLEASE HELP! The fire sprinkler mandate places an unreasonable physical and financial hardship on the majority of our 150 residents living in moderate priced housing.

We are a 70 and 74 yr old retired couple who have spent over 50 yrs contributing to our San Francisco community and supporting those in need. We moved into our condo building expecting to fully live out our retirement in the city we have loved since first coming here in 1973. We expected our (rare) middle class, moderate priced condo that we purchased would allow us to live out our final years comfortably (and modestly) given the high cost of living in San Francisco. We are shocked at the heartless decision and complete disregard for people's economic situation and the huge costs to our savings and well-being. Especially for seniors living on rapidly diminishing fixed income.

This law is a devastating blow to our retirement income. The anticipated \$300,000.00 cost (and even a \$50,000 cost) for this system wipes out a major part of our retirement savings. We will be forced to sell our condo at a major reduction (\$300k less) and move out of the city which so many of our friends and community have been forced due to the high cost of living and lack of affordable housing. The hardship created by this requirement is huge and being driven from our home and loosing half of our retirement savings at this stage of life is devastating. Mentally it is very depressing as we have no other income or children to support us. We will have at least 9 years of our retirement savings wiped out in addition to a huge tax bill for taking out and depleting a major portion of our 401k savings.

We understand the concern for safety, however, a building with 18" cement walls, floors and ceiling will not burn down. Our units are composed of entire glass walls and sliding doors with a balcony off of every room. Surely some concessions should be made for the construction design and feasibility of our building and unlikelihood of being trapped inside due to hard wired smoke detectors in every unit and easy access out of our units onto balconies from every room. There have been a couple fires in the building and each of them easily extinguished, contained within one unit with no impact outside the individual unit where they started.

We understand more feasible mitigation efforts are being proposed to add additional life saving measures to our building. We implore you to consider less expensive options considering our buildings particular design instead of a blanket black and white policy. This measure will have a major impact on our seniors lives and the mental health and anguish this impact is having on us at this stage of our lives. We are completely distraught and implore you to show some compassion for our middle class and senior community faced with this insurmountable cost and loss of our home.

Sincerely,

John Hopkins

Michael Yezzi  
66 Cleary Court, San Francisco



Virus-free [www.avast.com](http://www.avast.com)

**From:** [John Merten](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire sprinkler Fire Sprinkler "Retrofit Requirement File 251247"  
**Date:** Friday, January 23, 2026 4:16:40 PM

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

Hi BOS:

My wife and I purchased a small unit at Fontana East and only recently found out about a fire sprinkler mandate. The building we bought into has many current fire enhancements including multiple exterior exit routes and sprinklered common areas. Requiring that the fire sprinkler meet the standard as though the building was built new today is unimaginable and economically unfair.

For one the ceiling heights will not accommodate unplanned/ not originally designed piping, major holes will need to be drilled through cast in place concrete walls, meter upgrades and pipe runs vertically through the structure will all cause more impacts than benefits.

This impact will cause people to have to move out, and the cost will be beyond outrageous. I can see this costly easily \$200,000 for our unit plus all the associated common changes, fees, permits and inspections. We can not afford to do this, we are already stretching ourselves in order to live in such an expensive city.

I know that it is common for sprinklers or other changes to be required when a homeowner does a major remodel but in this case we are planning to tear up the building. I have never heard of this overreach by the authorities in any place in the world. I guess San Francisco has a reputation for excess regulation and overreach by the public sector and I suppose this is the proof.

I would prefer if the Board was to reconsider this mandate and remove it entirely.

Sincerely,

JOHN MERTEN



**From:** [ROBERT GADOMSKI](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Friday, January 23, 2026 5:21:33 PM

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

My wife and I have lived at 1200 California Street in San Francisco since 2008 in a 26 story high rise made out of reenforced concrete. Each floor has two exists onto an external concrete staircases on opposite sides of the floor open to the air. Each floor has steel fire exit doors to greatly reduce the likelihood of smoke and flames from going into the stair case. We have a variety of fire protection systems that are fully functional and are making significant capital cost upgrades in next two years. We have had no fire incidents I am aware of since we moved in. We are retired on fixed income.

We object to the pending fire ordinances fir high rise buildings that requires sprinklers in each unit. This is very expensive and unnecessary. We will not have use of our apartment for months.

*Thanks,  
Bob*  
Robert E. Gadomski

1200 California Street  
Apartment 15B  
San Francisco, CA 94109

C: [+1-610-745-0659](tel:+16107450659)  
NEW EMAIL: [gadomsre@me.com](mailto:gadomsre@me.com)

**From:** [James Henderson](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Sprinkler Mandate Update  
**Date:** Friday, January 23, 2026 5:32:38 PM

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

Hello, as a shareholder at Fontana East, we are extremely disappointed to hear of a potential mandate to install sprinkler systems in every unit across 22 buildings.

To say that lives will be disrupted is a gross understatement. It would not be surprising if a large number of residents are forced to leave the city, not only because of the construction disruption but also the cost that buildings will levy on residents, making potential unit sales difficult at best and driving down the value of the properties, at least in the short term. Some residents literally may have nowhere to go or may be physically unable to move.

We urge you to reconsider this project in the interest of fairness to all whose lives will change, and highly likely not for the better, as a result of this mandate.

Thank you.  
Jim and Theresa Henderson  
Unit 208, Fontana East

[Sent from Yahoo Mail for iPhone](#)

**From:** [James Ruggiero](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Saturday, January 24, 2026 9:25:09 AM

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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 longtime San Francisco resident and bought a studio in Cathedral Hill Tower for what I thought would be my retirement in the city I love. I am not rich, and the fire sprinkler retrofit requirement may imperil my ability to remain in the city given the massive expense required to retrofit sprinklers in an already-constructed concrete building. I want to forward this to you and ask that you consider revising this requirement so that it doesn't force people like me out of their homes in the city.

Thank you.

James Ruggiero

Fire Marshal Law-

At the recent Fire Commission Meeting and in our meeting with Chief Crispin, you and Chief Crispin stated that approximately 70 buildings have submitted documents indicating they will comply with the retroactive installation of automatic fire sprinklers pursuant to the 2022 San Francisco fire code. I understand our property at **1200 Gough Street** is included on that list.

I would like to be clear that our building is opposed to the imposition of this requirement and ask that you NOT imply that we are supportive and have the means to comply with the regulation. This form was merely returned to you to meet the reporting deadline and was not intended to confirm that we were in a position to comply, as no research or plan had been developed at that time. If there is a form that we need to complete to remove our building from this list, please advise.

Please confirm receipt of this request and let me know if you have any questions. As stated several times publicly and privately, our building is not opposed to fire safety measures. In fact, we welcome a dialog with you and your team on ideas for implementing financially reasonable, practical and effective measures that would improve fire safety in our building. After all, these are our homes.

-James Ruggiero

1200 Gough Street Unit 4B

**From:** [Susan Fisch](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Sprinkler Regualtions  
**Date:** Saturday, January 24, 2026 10:12:13 AM

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

My name is Susan Fisch and my husband and I are senior citizens living in D3. I am writing to you on behalf of the proposed sprinkler requirements for older apartment buildings. To require that every apartment install sprinkler systems in every room of their apartment is just ludicrous. The cost for the installation could be as much as \$300,000 or more for us, and that doesn't even take into consideration the cost involved in having to move out of our apartment while the installation is taking place. Where would we go? What would we do with our furniture? We are senior citizens living on a fixed income, like many of our neighbors. Although we might not be financially ruined, there are neighbors in our building who would be, as well as seniors in many other neighborhoods . It is clear that the unions are supporting this measure because they stand to make millions of dollars for their members. To believe that the union support is motivated solely because of their concern for our safety is too incredulous to be believed. And to give them voting power on the TAC is a conflict of interest that is just staggering .

Many US cities (including Los Angeles and San Diego) has looked at similar regulations, only to ultimately refuse to implement them (we have done the research on this subject). Throwing senior citizens out of our homes because of your concern for our safety is ridiculous, and you know that. Allowing the unions to decide what happens to us is an abomination . Is passing this measure the political legacy that you want? Is this your version of upholding San Francisco values – causing over 10,000 people to potentially lose our homes and be forced out on the street?

Susan Fisch  
D3



**From:** [Jerry Kay](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Saturday, January 24, 2026 10:20:31 AM

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

Dear San Francisco Board of Supervisors,

As a co-owner of a unit in 66 Cleary Court, I am adding my voice and concern over the questionable rules adopted requiring fire sprinkler systems in the older condominium and apartment buildings. While building safety ought to be a major concern, how it is implemented is also of great concern.

Our unit would be one of those impacted to absorb incredibly great costs, vacant tenancy and a host of other problems that will worsen housing availability and affordability unless less severe restrictions are considered and adopted.

Please listen to those of us who understand the problems and re-work the retrofit requirements to not cause such undue harm.

Thank You,  
Gerald Kay,

**From:** [nuth@redwoodlake.net](mailto:nuth@redwoodlake.net)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Saturday, January 24, 2026 10:28:21 AM

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

SF Board of Supervisors,

We am writing to request that you take action to amend the fire sprinkler retrofitting requirement for older high-rise buildings. The initial fire sprinkler mandate was passed with little discussion or assessment of its feasibility and cost. We hope that this email arrives in time for you to consider some alternatives.

My wife and I will retire this year and had hoped to age in place in our apartment. But this mandate to install sprinklers in our apartment will cost us far more than we can afford, and burden us with staggering debt. According to the latest estimates, installing sprinklers in our merged apartment will cost us \$500,000 to \$600,000! We would be forced to take out loans that would take years to pay down. Otherwise, we may need to sell our apartment, but the sprinkler assessment would then pass to a buyer and make it far more difficult to sell our unit. Finally, the construction itself would also take several months to complete, forcing us to find alternative housing.

All our residents want our building to be safe. We have complied with all the previous mandates the Fire Department has implemented to make our building safer, including recent updates to our alarm and first responder communication systems. However, the requirements of this mandate go beyond what is affordable.

Unfunded mandates of this scope add to the burdens that make San Francisco unlivable for most people. Please, on behalf of ourselves and other apartment dwellers in San Francisco, reconsider this requirement. We urge you to amend or reconsider the fire sprinkler retrofitting mandate for older high-rise buildings and to consider other feasible safety measures to protect our residents.

Thank you,

Peter Nuth

Christine Scheerder

1750 Taylor Street

San Francisco, CA

**From:** [Michael Tognarelli](#)  
**To:** [Board of Supervisors \(BOS\)](#); [Lurie, Daniel \(MYR\)](#); [ChanStaff \(BOS\)](#); [ChenStaff](#); [DorseyStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [shaman.walton@sfgov.org](mailto:shaman.walton@sfgov.org); [WongStaff \(BOS\)](#)  
**Subject:** Re: Amend/Repeal the SF Older High-Rise Sprinkler Mandate  
**Date:** Saturday, January 24, 2026 11:01:31 AM

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

Dear Supervisors and Mr. Mayor,

I am writing to request you to take action to amend the fire sprinkler retrofitting requirement for older high-rise buildings and work with our buildings on other feasible life safety measures that will protect our residents and visitors.

The fire sprinkler mandate was passed without any notice to or discussion with the affected buildings and places an unreasonable physical and financial hardship on our residents.

If the code is not changed, my expected cost would be comparable with my current annual salary. Relocating during the retrofit, and the cost associated with that, would also be an expensive hardship. In short, I'd probably have to move out and take a considerable loss on my property value.

Further, the demographics in our building skew to a more senior population. Many people face health issues and/or live on fixed incomes. For this group, the assessed cost may be prohibitive to their retaining their ownership, and even if they can absorb the cost, relocation to an accommodating temporary home, for some, may be infeasible.

We have recently had a meeting at Fort Mason with Supervisors Sherril and Sauter and the mayor's representative wherein many very germane opinions were voiced by residents. I hope that you may be able to review recordings. At the time of the meeting, the supervisors and the mayor's representative in attendance were very supportive of our position. It is very disappointing to hear that the mayor himself may have reversed course. I sincerely hope that he will reconsider.

Thank you very much for your consideration.

Regards,

Michael Tognarelli  
Board Member and Shareholder  
Fontana East Apartment Corporation

**From:** [Ashley Marriott](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** RE: Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Saturday, January 24, 2026 3:38:49 PM

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

Dear Members of the San Francisco Board of Supervisors,

I am writing as a homeowner at **Fontana East** to state in the strongest possible terms my **opposition to the proposed sprinkler retrofit mandate** for existing high-rise condominium buildings. This mandate is not only financially devastating but raises serious questions about fairness, legality, and government overreach.

## **1. The Proposed Mandate Would Impose Financial Hardship of an Unprecedented Scale**

Retrofit estimates for buildings like Fontana East run into the **tens of millions of dollars**, translating into **hundreds of thousands of dollars per unit**—costs that would be pushed entirely onto homeowners.

This is not a “minor improvement” or a manageable assessment. It is a **catastrophic financial blow**.

Many of our residents are seniors, long-term owners, and individuals living on fixed or moderate incomes. A mandate of this magnitude would effectively force them out of their homes. This is **displacement via legislation**, and it is unacceptable.

## **2. Legal and Equity Concerns**

The City must seriously consider whether it is **legally defensible** to require:

- Individual homeowners to fund a massive infrastructure project they did not cause
- Retroactive compliance on buildings that met all codes at the time of construction
- Mandates so burdensome that they threaten property ownership and housing stability

Such a law could be subject to legal challenge under:

- **Takings Clause concerns** (imposing extreme costs without compensation)
- **Due process concerns** (retroactive burdens without necessity or reasonable justification)
- **Equity and discrimination concerns** (disproportionate impact on seniors and fixed-income residents)

Other cities that attempted similar mandates were forced to revise or abandon them once the financial and legal implications became clear.

### **3. Massive Construction Intrusion and Health Risks**

A building-wide retrofit of this scale requires:

- Opening ceilings and walls in every single unit
- Weeks of construction per residence
- Potential exposure to asbestos or other legacy materials
- Disruption for residents who work from home or have health issues

This is not simply an upgrade. It is a **multi-year, highly invasive construction project** taking place literally inside people's homes.

### **4. Fontana East Already Has Strong Fire-Safety Systems**

Fontana East is a fire-resistive building with:

- A monitored fire alarm system
- Concrete construction
- Fire-rated walls and corridors
- Established emergency procedures
- HOA oversight and professional management

The City has **not demonstrated** that sprinkler retrofits would produce a safety benefit significant enough to justify forcing homeowners into financial ruin.

### **5. The Mandate Will Harm, Not Protect, the Community**

If enacted, this mandate will:

- Cause **foreclosures and forced sales**
- Depress property values
- Drive out long-time San Franciscans
- Increase HOA delinquencies
- Destabilize an essential segment of the housing market

### **6. Reasonable Alternatives Exist**

We urge the City to consider alternatives that provide safety without financial destruction:

- Performance-based evaluations
- Fire-alarm and smoke-control enhancements
- Partial retrofits
- Exemptions or waivers for buildings with strong fire-safety records
- Financial assistance or city-supported grant programs

The proposed sprinkler mandate is financially impossible, legally questionable, and socially harmful. It places an unbearable burden on residents and threatens the stability of communities like Fontana East.

I strongly urge you to **withdraw or substantially revise** this proposal and commit to a fair and economically realistic fire-safety strategy—one that protects lives **without destroying livelihoods**.

Thank you for your immediate attention to this critical issue.

Sincerely,  
Ashley Marriott  
Homeowner, Fontana East

1000 North Point Street, San Francisco, CA

**From:** [Jenny Gelbard](#)  
**To:** [ChanStaff \(BOS\)](#); [SherrillStaff](#); [SauterStaff](#); [WongStaff \(BOS\)](#); [MahmoodStaff](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [ChenStaff](#); [Board of Supervisors \(BOS\)](#); [Lurie, Daniel \(MYR\)](#)  
**Subject:** Mayor Lurie's Affordability Goal vs. The Sprinkler Mandate  
**Date:** Saturday, January 24, 2026 5:56:47 PM

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Dear Supervisors,

In his recent State of the City address, Mayor Daniel Lurie made it clear: making San Francisco affordable is his top priority. However, the current fire sprinkler mandate (File #251247) does the exact opposite.

I live in one of the impacted buildings. We are being told to prepare for assessments that could reach \$300,000 per unit. For the many in my building, this is not a "safety upgrade"—it is an eviction notice. You cannot claim to support housing stability while legislating the mass displacement of long-term residents.

We urge you to support the Mayor's proposal to delay this mandate and thoroughly re-evaluate its necessity.

Sincerely,

Jenny Gelbard

**From:** [Vic Scafani](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Saturday, January 24, 2026 9:17:11 PM

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

Dear Board of Supervisors.

My name is Vic Scafani and I live at one of the high-rise residential buildings, the Fontana East, 1000 North Point St., where you are requiring a fully sprinkler-equipped system to be installed. The building here is primarily constructed of lots of concrete, steel, and drywall. Even the doors are all fire-rated. It appears that there wasn't a stick of wood used anywhere during the construction. Everywhere one looks, all one sees is concrete, steel and drywall. In addition, the Building recently completed the installation of a fire alarm system. I can appreciate the Board's well intentioned interest in fire safety, however, this ordinance, if not altered, will certainly push me and countless neighbors out of our homes, as it is very expensive and not to mention, very intrusive. I would have to sell at a loss, up to \$300K. I can't afford to stay here. Not only the increased HOA dues, moving expenses, renting a new residence, and all at the same time, the expenses continue here, while the work is being performed. I definitely can't afford the huge HOA increase, and I can't afford to pay for two residences at the same time. Please find a better solution to this situation, that still addresses fire safety, but that does not displace me out of my home, possibly even out of the City that I love, the City where I was born, where I work, where I vote, where I pay lots of taxes, where my friends and family are, and where I have lived all my life. Please do the right thing and protect us all from this unnecessary financial and personal hardship.

Sincerely,  
Vic Scafani  
1000 North Point Street Apt. #1106  
San Francisco, CA 94109  
Cell: 650-333-3567

**From:** [Renata Weigl](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Sunday, January 25, 2026 9:22:08 AM

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## **Fire Sprinkler Retrofit Requirement File 251247**

Dear all,

I am an owner and resident of 1835 Franklin Street, a building that will be affected by the fire sprinkler retrofitting requirement (San Francisco Fire Code. Sections 1103.5.4 through 1103.5.4.5.4)

I am writing to request you to take action to amend the fire sprinkler retrofitting requirement for older high- rise buildings and work with our buildings on other feasible life safety measures that will protect our residents and visitors. The fire sprinkler mandate was passed without any notice to or discussion with the affected buildings and places an unreasonable physical and financial hardship on all of us in the building.

We all understand the safety of fire sprinklers, but the retrofitting for our building is extremely expensive and creates logistical problems that our community is unprepared to deal with at this time.

I hope you consider this request to amend the sprinkler retrofitting requirement, it would be greatly appreciated by our community here on Franklin Street.

Thank you,

Renata Weigl  
1835 Franklin Street  
San Francisco

**From:** [simonweigl@yahoo.com](mailto:simonweigl@yahoo.com)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Sunday, January 25, 2026 9:25:22 AM

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Dead board of supervisors,

I am a resident of one of the older high-rise buildings affected by the enacted fire sprinkler retrofitting requirement. I am writing to respectfully request that you take action to amend this mandate and work collaboratively with affected properties to develop feasible life-safety measures that protect both residents and visitors.

The current fire sprinkler requirement was implemented without prior notice or consultation with impacted buildings. As a result, it places an unreasonable physical and financial burden on residents—many of whom may not be able to afford the significant costs or disruptions involved.

I urge you to consider alternative safety solutions and engage directly with building representatives and residents to create a more practical and equitable path forward.

Simon Weigl  
1835 Franklin St

**From:** [mjyezzi@earthlink.net](mailto:mjyezzi@earthlink.net)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Sunday, January 25, 2026 3:36:23 PM

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To the Members of the Board of Supervisors:

Please help and show some compassion and care for both working, middle class people and retired seniors on fixed retirement income. The reckless mandate for sprinklers is a major financial blow for those who cannot afford a huge assessment and whose only major investment (like most Americans) is in their home.

We (like many of those effected) cannot afford this cost and will be extremely hurt financially. Those of us seniors living on fixed incomes would have major changes to our standard of living, forced to find new housing (probably an RV for us) and possible bankruptcy. We will be driven out of our city and community that we have loved and contributed to for decades.

Show some understanding of the nuances in individual buildings regarding this matter and the alternatives to more gradually implement this change. Not everyone can afford \$300,00 or even \$50,000. The cost quoted by trade associations is a complete joke. The cost will be a huge sum of money which many of us do not have. It is cruel to expect people to come up with this amount of money. How do you expect retired seniors and middle-class people to afford this? Unlike what some may think, not all San Franciscans have deep pockets. This is an enormous amount of money which is impossible for us to absorb.

We are only able to afford to live here because we live on a reverse mortgage. This mandate will completely uproot us from our home, lose most everything we have in our condo in a city that offers no other affordable options to us.

We beg you for your help in keeping us in our homes and city we love. This is a major crises for us that is inflicting major stress and uncertainty into our lives. Please be reasonable and look at the major impact this will have on so many.

Michael Yezzi  
66 Cleary Court, Apt. 709  
San Francisco



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**From:** [Henry van den Bedem](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Sunday, January 25, 2026 7:59:44 PM

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

Dear San Francisco Board of Supervisors,

I am writing as a **San Francisco resident and shareholder at Fontana East** (1000 North Point Street, San Francisco, CA 94109) to express my **strong opposition** to the proposed mandate requiring existing high-rise residential buildings like ours to be fully sprinkler-equipped.

I urge the Board to oppose a one-size-fits-all sprinkler retrofit mandate for older, low-risk high-rise buildings. The requirement would create **substantial** and **unnecessary financial hardship** for us, and potentially permanently displace long-term homeowners, seniors, and families in our tight-knit community. In light of **San Francisco's ongoing housing affordability crisis**, imposing **additional high, involuntary costs** on homeowners is the last thing we need.

The significant financial and personal burdens of a full sprinkler retrofit in buildings like Fontana East are not justified by the marginal safety benefit, especially given our building's inherent structure.

- **Low-Risk Construction and Proven Safety:** Fontana East is a **concrete and steel structure** with a **proven safety record**. This construction type provides superior **fire resistance and compartmentalization**, already mitigating fire risk effectively alongside existing robust safety systems (e.g., alarms, fire doors). A **gallery** on every floor that runs the length of the structure provides ample opportunity to **escape fire zones**.
- **Targeting the Wrong Risk Profile:** A mandate that fails to differentiate between high-risk structures and robust, fire-resistant buildings like ours is **inefficient public policy**. The focus should be on high-risk buildings, or on retrofits during significant renovations, where costs and disruption can be managed.
- **Exorbitant and Disproportionate Costs:** The necessary special assessments for shareholders to cover **permits, infrastructure (water, backup generators), and sprinkler installation** are on the order of \$1,000s/month, **financially unsustainable** for us and particularly others on fixed incomes, forcing them out of their homes.
- **Major Personal Disruption and Relocation:** The installation requires **invasive work** in every unit, necessitating the removal and replacement of ceilings. This will require **us to relocate for an extended period**, incurring substantial personal expense and emotional stress on top of the financial assessment.

Imposing this mandate without considering the actual risk profile and the extraordinary impact on existing homeowners is unreasonable and only **exacerbates San Francisco's housing affordability plight**. Please reconsider this proposal and exempt existing, low-risk, concrete

and steel high-rise residential buildings like Fontana East from this sweeping mandate.

Thank you,

Henry van den Bedem  
1000 N. Point Street #807, San Francisco, CA 94109

**From:** [Nawid Jamali](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Lurie, Daniel \(MYR\)](#); [Sherrill, Stephen \(BOS\)](#); [SauterStaff](#); [Law, Chad \(FIR\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Sunday, January 25, 2026 11:23:46 PM

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**Members of the Board of Supervisors,**

I am a unit owner at 1200 Gough Street (Cathedral Hill Tower). I am writing regarding **File 251247** to express my deep concern over the retroactive fire sprinkler mandate as it is currently structured.

**A comprehensive feasibility study must take place before this mandate is adopted or enforced.** As a resident making ends meet, the cost to our building represents a staggering financial burden that many of us simply cannot absorb. The City must acknowledge that for many of us, this mandate is not just a safety measure, but a financial crisis that threatens our ability to remain in our homes.

At the recent Fire Commission Meeting and in our meeting with Chief Crispin, it was stated that approximately 70 buildings have submitted documents indicating they will comply with the retroactive installation of automatic fire sprinklers. I understand our property at 1200 Gough Street is included on that list.

I would like to be clear that our building is **opposed to the imposition of this requirement** and ask that you **NOT imply that we are supportive and have the means to comply**. Our previous filing was merely to meet a reporting deadline and was not intended to confirm we are in a position to comply, as no research or plan had been developed at that time. If there is a form needed to remove our building from this "compliance" list, please advise.

Please confirm receipt of this request. As stated several times, our building is not opposed to fire safety measures. In fact, we welcome a dialog on implementing financially reasonable, practical, and effective measures that would improve safety without displacing residents from their homes.

Sincerely,

**Nawid Jamali 1200 Gough Street, Unit 7C**

**From:** [Nersi.Boussina@morganstanley.com](mailto:Nersi.Boussina@morganstanley.com)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Monday, January 26, 2026 7:18:28 AM  
**Attachments:** [image002.png](#)

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## Fire Marshal Law

At the recent Fire Commission Meeting and in our meeting with Chief Crispin, you and Chief Crispin stated that approximately 70 buildings have submitted documents indicating they will comply with the retroactive installation of automatic fire sprinklers pursuant to the 2022N San Francisco fire code. I understand our property at **1200 Gough Street** is included on that list.

I would like to be clear that our building is opposed to the imposition of this requirement and ask that you NOT imply that we are supportive and have the means to comply with the regulation. This form was merely returned to you to meet the reporting deadline and was not intended to confirm that we were in a position to comply, as no research or plan had been developed at that time. If there is a form that we need to complete to remove our building from this list, please advise.

Please confirm receipt of this request and let me know if you have any questions. As stated several times publicly and privately, our building is not opposed to fire safety measures. In fact, we welcome a dialog with you and your team on ideas for implementing financially reasonable, practical and effective measures that would improve fire safety in our building. After all, these are our homes.

Nersi Boussina, Unit 18A

### **Nersi Boussina**

Managing Director, Financial Advisor

### **Morgan Stanley**

101 California Street, 23<sup>rd</sup> Floor

San Francisco, CA 94111

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**From:** [Stan Adler](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Monday, January 26, 2026 11:55:51 AM

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

I am a resident of 1200 California Street. **I am pleading with you to realistically review** the fire sprinkler mandate for high rise buildings.

I feel the city is creating a huge NEW problem now while its residents are dealing with many more serious issues.

San Francisco is not affordable for most residents - most major cities are not.

This new rule totally ignores the actual cost and feasibility of installing this many sprinklers. The cost is unknown in 2025. No one in the city has done an accurate and current study of this project.

No need to has visited one of the 126 buildings and walked through all the issues and problems.

The city cannot provide enough water pressure to make this system work effectively - especially in buildings at the top of Nob Hill.

No one is considering the disruption to daily life while these repairs are performed.  
No one is considering where older people like me will live while this is happening.

The very tight limits of the Davis-Stirling rules prevent budgeting enough money for these projects in the time line specified.

If you survey the residents involved, you will find out what a trauma and problem this is becoming. we are the ones who have stayed in the city, paid our taxes and rooted for our leaders to do the right things to save San Francisco and its reputation.

**We need COMMON SENSE and empathy from our government officials.**  
This is clearly missing here.

It is time for a realistic review of this proposal and some real leadership from the Board of Supervisors.

**Please do not disappoint us.**

**From:** [Tom Volpe](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Monday, January 26, 2026 12:54:35 PM

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

Board of Supervisors,

My wife, Elizabeth, and I reside in the Royal Towers at 1750 Taylor Street and have been residents of the Bay area for over forty years. We also are retired and rely on fixed income and investments to support ourselves.

The Sprinkler Retrofit Requirement File 251247 in its current form would cause serious hardship for us. It would strain our limited financial resources, cause very serious issues with respect to relocating during any construction and be extremely disruptive to our day-to-day life as well as our future plans. It is highly likely that we would have to relocate out of San Francisco.

We strongly request that you consider revoking the Sprinkler Retrofit Requirement File 251247. Feel free to contact us if you would like any additional information. Thank you.  
Tom Volpe

--  
Tom Volpe  
Volpe Investments LLC  
Mobile: +1-650-544-7767

**From:** [Ramona Rideout](#)  
**To:** [SherrillStaff](#); [SauterStaff](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [Ramona Rideout](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Monday, January 26, 2026 1:07:23 PM

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

To Supervisors Sherrill & Sauter,

Thank you for your leadership and advocacy on behalf of residents in the buildings affected by the sprinkler retrofit mandate. I am one of those residents, and I truly appreciate your work in securing the three-year extension, which has provided a critical financial reprieve for many homeowners.

That said, I am concerned that the extension has also created serious unintended hardships that deserve urgent attention.

As you know, the announcement of the mandate has effectively frozen sales in the 126 affected buildings. Adding three more years to this uncertainty risks deepening that freeze, with devastating financial consequences for many residents. I hope your office is also hearing from realtors and lenders, who are seeing firsthand how this has disrupted the market.

I have seen these impacts directly in my own building. A young family on my floor was preparing to move to the suburbs when news of the ordinance broke. Since then, they have been unable to sell their unit, leaving their plans, finances, and future in limbo.

Even more troubling is the situation of a neighbor who is in the early stages of Alzheimer's disease. As her condition progresses, she will almost certainly need to sell her unit and move into memory care—likely well before the three-year extension expires. Under the current conditions, she may be unable to find a buyer at all, or may be forced to sell at a steep loss, potentially leaving her without sufficient funds to pay for the care she will need.

These are not isolated cases. For thousands of residents across the 126 buildings, the ordinance risks causing severe financial harm, and in some cases, financial ruin.

I respectfully ask: what solutions are being considered to address these unintended consequences, particularly for residents facing time-sensitive life events such as illness, relocation, or family needs?

Thank you for your continued service and for considering the real-world impacts of this policy. I appreciate your attention and would welcome any guidance or next steps your office can share.

Sincerely,  
Ramona Rideout  
66 Cleary Court, Unit 1401  
San Francisco, CA 94109

*"An ounce of data is worth a thousand pounds of opinion."*

**From:** [MARIAN HALLEY](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Monday, January 26, 2026 4:09:48 PM

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

As a San Francisco resident and shareholder at Fontana East, I strongly urge the Board of Supervisors to reject a one-size-fits-all sprinkler retrofit mandate for older, low-risk high-rise buildings like Fontana East. This building is a concrete and steel structure with a proven safety record. The proposed requirement would create extreme financial hardship for me and for many other residents, potentially displacing long-term homeowners, many of whom are seniors. It will make units in this building virtually unsalable.

As an octogenarian and longtime resident of this building, the cost of a sprinkler retrofit would cause me personal and financial hardship. The associated costs would include obtaining permits, installing water and backup generator infrastructure, and adding sprinklers in every living space. These costs would be enormous and would be an undue burden on me and many other long-term residents. This project would likely necessitate special assessments for all shareholders and could require *temporary relocation* during ceiling and system installations. The costs and prospect of temporary relocation could cause many of us to seek another residence, and where could we go in the current San Francisco market?

I would like to know if San Francisco or any of its agencies has made an actual study of the frequency of and damage caused by fire in any steel and concrete high-rise building. Without such evidence, the effect of the retrofit requirement would clearly cause harm to residents with out any showing of a need for the requirement.

I respectfully ask the Board to reject this unnecessary and costly mandate.

Marian Halley  
Fontana East  
1000 North Point Street At 1202 94109

**From:** [Joyce Chan](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sherrill, Stephen \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Tuesday, January 27, 2026 11:17:20 AM

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

Dear Board of Supervisors

As a 60+ year San Francisco resident, shareholder of Fontana East, and small property owner, I strongly urge you to oppose a one-size-fits-all sprinkler retrofit mandate for older, low-risk high-rise buildings like ours.

Like Fontana West, our building is a proven safe, concrete and steel structure. This mandate would create extreme financial hardship for many residents, potentially displacing long-term homeowners, seniors, and families. If we have to move out of our unit for an extended period of time, we will increase the need for temporary rental housing in San Francisco. If we move outside of San Francisco, there's a chance we may not return.

As someone who has worked in San Francisco for many years, I have seen firsthand how city policies can impact the lives of working families. This mandate would worsen an already depressed condo real estate market, devaluing our homes and undermining the stability of long-term residents. All of this is being done without clear cost data, relocation planning or phased alternatives. Please consider a more targeted approach that addresses actual risk, rather than imposing a costly burden on safe buildings and their long-standing residents.

Sincerely,

Joyce Chan, 1000 North Point Street, San Francisco, CA 94109

**From:** [Neil Bardack](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [J. R. Rhodes: Comstock Manager](#)  
**Subject:** Sprinkler Mandate/February 9, 2006 Board Meeting  
**Date:** Tuesday, January 27, 2026 2:48:47 PM

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

To the San Francisco Board of Supervisors:

I write to you as President of the Board of Directors for the Comstock Apartment Corporation to address the problems the proposed Sprinkler Mandate will cause for them; and for you to take into consideration when you vote on February 9, 2026.

The better part of a majority of our residents are seniors (my wife and I are 80 years old). Most are retired and live on their retirement funds; as to be expected in this age group, many suffer from the types of illnesses and physical restrictions one encounters in this population. The potential requirement of retrofitting sprinklers in their apartments (their homes) resulting from compliance with the Sprinkler Mandate, will cause major disruption, both physical and financial, into their lives.

#### **Financial Issues:**

As a cooperative apartment, each resident pays a monthly assessment for the operation and maintenance of the building; and to build reserves for future repairs. These assessments which begin at \$1500 a month and rise by as much as a factor of 2x, depending on the size and location of their apartment; and are subject to yearly increases (this year by 7.5%).

Installation of sprinklers and associated plumbing will trigger special assessments needed to pay for this work.

As a cooperative apartment, each resident is a shareholder in the corporation and a lessee of their apartment, making them essentially their own landlord; there is no developer or non-resident owner of the building. As a necessary result of the sprinkler retrofit, each resident must vacate their apartment, pay to move and store their furnishings and rent another place to live as the construction in the apartment progresses. The resident will still be financially responsible for their assessments, regular and special.

As each supervisor can empathize, based upon their own or family members' circumstances, this financial burden, at a senior age, may well determine the future of their lives; money spent to allow the retrofit will come from the same budget as assisted living and health needs.

#### **Health Issues:**

The need to move and relocate will impact those tenants with existing health issue and those with physical limitations, as each will need to find new housing that accommodates their limitations and all will need to live in some proximity with their doctors, which with San Francisco's housing shortage will be difficult. There is also the attendant mental strain arising from locating new housing, the financial costs and disruption to their lives that this will

impose on them. Many residents have lived at the Comstock for several decades and do not have the resources to manage all of this; even to younger and healthy owners, this will be a daunting task.

On behalf of my residents, I ask this governing Board to take these inevitable hardships into the balance of weighing, modifying, considering exemptions and adopting this legislation.

Very truly yours,

Neil R. Bardack  
President of the Board of Directors  
The Comstock Apartment Corporation

**From:** [JOAN SILBER](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Lurie, Daniel \(MYR\)](#); [FireAdministration, FIR \(FIR\)](#); [SherrillStaff](#); [SauterStaff](#); [MandelmanStaff \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Tuesday, January 27, 2026 3:09:19 PM

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

To: San Francisco Board of Supervisors;

I hope you will take time to read this and carefully reconsider the impact of the retrofit of fire sprinklers in our city.

I am greatly and particularly concerned about the mandate to retrofit our sprinkler system at Royal Towers at 1750 Taylor Street.

With great respect for the good intentions of the Board of Supervisors, the consequences of displacement and construction seem beyond reasonable and perhaps not fully considered.

**I urge you to immediately pass legislation amending the San Francisco fire code regarding the current fire sprinkler retrofit mandate in high-rise residential buildings.**

Asking residents to leave their homes for extended periods of time while at the same time their belongings remain at risk during any construction process is a burden that should never be imposed upon us, especially when all alternatives have not been duly considered.

The negative financial hardship for many residents is onerous and impossible to bear.

We have owned our unit in this building for over 40 years. Unfortunately, the cost of complying with this mandate, both in financial and physical terms, will be devastating. The full extent of the mandate implementation costs are currently unknown but could certainly be \$250,000 or more per apartment and the construction process would require me to relocate for an unknown period. Already we are aware of what the many difficulties in getting buyers for apartments in our building because of the uncertainty related to this mandate.

All our residents want our building to be safe. We have complied with all the previous mandates the Fire Department has implemented to make our building safer, including recent updates to our alarm and first responder communication systems. However, the requirements of this mandate go beyond what is affordable and reasonable.

I am asking you for your support in providing relief from this mandate.

Sincerely yours,

Joan Silber

owner in Royal Towers, 1750 Taylor

**From:** [Greg McCurdy](#)  
**To:** [Lurie, Daniel \(MYR\)](#); [SherrillStaff](#); [SauterStaff](#); [MandelmanStaff \(BOS\)](#)  
**Cc:** [FireAdministration\\_FIR \(FIR\)](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** Repeal or Amend Fire Sprinkler Ordinance  
**Date:** Tuesday, January 27, 2026 3:27:08 PM

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

Dear Mayor Lurie and Supervisors Sauter, Sherrill and Mandelman,

I hope you appreciate the looming housing crisis posed by fire sprinkler ordinance SFC11035.4 and will take action to repeal or amend it. I live at 850 Powell Street a 9-story building (126 feet tall) at the corner of Sacramento Street at the edge of Chinatown. It was built in 1923 with the 1906 earthquake and fires very much in mind to the best standards with a steel frame, and poured concrete walls, floors and ceilings. We have ample fire escapes, alarms and fire sprinklers installed throughout our hallways, as well as in multiple rooms in our units. I support *reasonable* changes to our building to support increased fire life safety, but it's incomprehensible how this ordinance would substantively increase the level of safety in our building relative to the extreme cost it would take to retrofit the entire building of 40 units to add sprinklers in every room. Proponents of the ordinance include the pipefitters unions and companies who would stand to benefit financially from the misery it would cause to thousands of residents living in the affected San Francisco buildings. They have not demonstrated why this ordinance is needed. Aaron Peskin was behind this ordinance, and we all know about his anti-housing track record!

This ordinance would be financially devastating to me and to many other retirees as well as younger people living in our building. I understand that the ordinance covers over 120 buildings with nearly 10,000 apartments. We simply cannot afford to bear the expected \$200k-\$300k cost per unit to retrofit our building with additional fire sprinklers AND pay the cost of living elsewhere for an unknown amount of time (many months at least!) while demolition and construction to our apartments is being done. Plus, displacing thousands of residents from 10,000 units during the construction will only exacerbate the city's current housing crisis by flooding the rental market with current residents needing alternative housing. This would significantly drive-up rents while depressing condo property values.

**I urge you to amend or repeal this ill-conceived ordinance** and instead work with your constituents to find more practical ways to safeguard our homes from the possible threat of fire.

Sincerely,

Greg McCurdy  
850 Powell Street  
San Francisco, CA 94108

**From:** [Joyce Chan](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Tuesday, January 27, 2026 3:33:28 PM

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

Dear Board of Supervisors c/o Stephen Sherrill & Danny Sauter,

As a 66-year San Francisco resident, shareholder of Fontana East, and small property owner, I strongly urge you to oppose a one-size-fits-all sprinkler retrofit mandate for older, low-risk high-rise buildings like ours.

Like Fontana West, our building is a proven safe, concrete and steel structure. This mandate would create extreme financial hardship for many residents, potentially displacing long-term homeowners, seniors, and families. If we have to move out of our unit for an extended period of time, we will add to the lack of rental housing in San Francisco for others. If we move outside of San Francisco, we may not return.

As someone who has worked in San Francisco for many years, I have seen firsthand how city policies can impact the lives of working families. This mandate would worsen an already depressed condo real estate market, devaluing our homes and undermining the stability of long-term residents.

Please consider a more targeted approach that addresses actual risk, rather than imposing a costly burden on safe buildings and their long-standing residents.

Sincerely,

Joyce Chan, 1000 North Point Street, San Francisco, CA 94109

**From:** [Lois Lin](#)  
**To:** [Board of Supervisors \(BOS\): Carroll, John \(BOS\)](#)  
**Cc:** [SherrillStaff](#); [SauterStaff](#)  
**Subject:** Strong Objection to Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Tuesday, January 27, 2026 6:31:01 PM

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

Dear Board of Supervisors,

I am once again writing this email to voice my urgent objection to the fire sprinkler retrofitting requirement for older high-rise buildings. My husband and I, along with our 5-year old daughter have lived here happily for the last seven years. Our neighborhood is a wonderful, family-friendly place with great schools and local businesses we love to support.

The estimated cost for each unit based on the proposed mandate is between \$200,000 - \$300,000, or an additional monthly cost of \$3,000/month for nine consecutive years. I work in healthcare at Sutter CPMC Van Ness, while my husband is currently laid off and searching for a job. Neither of us work in an industry that even remotely allows us to bear this additional monthly burden.

Additionally, as our family would be forced to move out for at least 6 months due to potential construction, we would be in dire straits given the struggles to find and pay for alternate housing. This may result in us being forced to relocate out of SF, which would be devastating to us and the community we've created here, as we've always planned to plant roots in SF for generations to come.

I urge you to please consider the ramifications of such an extreme mandate on thousands of local residents and families. As our elected supervisor, I trust that you work for the well-being of local families who love and want to continue to make SF a wonderful place to live. Please amend this mandate. We look forward to working together with our buildings to enact more feasible, and even more effective safety measures.

Thank you,  
Lois Chen

**From:** [D.H.](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fwd: Email from Neil Bardack to Board of Supervisors - Sprinkler Mandate  
**Date:** Tuesday, January 27, 2026 6:44:53 PM

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

From: **The Comstock** <[notify@buildinglink.com](mailto:notify@buildinglink.com)>  
Date: Tue, Jan 27, 2026 at 2:35 PM  
Subject: Email from Neil Bardack to Board of Supervisors - Sprinkler Mandate  
To: David Henbest <[henbestdavid@gmail.com](mailto:henbestdavid@gmail.com)>

To the SF Board of Supervisors:

I write to you as President of the Board of Directors for The Comstock Apartment Corporation, to address the problems the proposed Sprinkler Mandate causes for them; and to take into consideration when you vote on February 9, 2026.

The better part of a majority of our residents are seniors (my wife and I are 80 years old). Most are retired and live on their retirement funds; as to be expected in this age group, many suffer from the types of illnesses and physical restrictions one encounters in this population. The potential requirement of retrofitting sprinklers in their apartments (their homes) resulting from compliance with the Sprinkler Mandate, will cause major disruption, both physical and financial, into their lives.

**Financial Issues:** As a cooperative apartment, each resident pays a monthly assessment for the operation and maintenance of the building; and to build reserves for future repairs. These assessments which begin at \$1,500 a month and rise by as much as a factor of 2x, depending on the size and location of their apartment; and are subject to yearly increases (this year by 7.5%). Installation of sprinklers and associated plumbing will trigger special assessments needed to pay for this work.

As a cooperative apartment, each resident is a shareholder in the corporation and a lessee of their apartment, making them essentially their own landlord; there is no developer or non-resident owner of the building. As a necessary result of the sprinkler retrofit, each resident must vacate their apartment, pay to move and store their furnishings and rent another place to live as the construction in the apartment progresses. The resident will still be financially responsible for their assessments, regular and special.

As each supervisor can empathize, based on their own or family members' circumstances, this financial burden, at a senior age, may well determine the future of their lives; money spent to allow the retrofit will come from the same budget as assisted living and health needs.

**Health Issues:**

The need to move and relocate will impact those tenants with existing health issue and those with physical limitations, as each will need to find new housing that accommodates their limitations and all will need to live in some proximity with their doctors, which with San Francisco's housing shortage will be a difficult. There is also the attendant mental strain arising from locating new housing, the financial costs and disruption to their lives that this will impose on them. Many residents have lived at The Comstock for several decades and do not have the resources to manage all of this; even to younger and healthy owners, this will be a daunting task.

On behalf of my residents, I ask this governing Board to take these inevitable hardships into the balance of weighing, modifying, considering exemptions and adopting this poorly considered legislation.

Neil Bardack, President

The Comstock Apartment Corporation

**From:** [Susan Roos](#)  
**To:** [Lurie, Daniel \(MYR\): Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Wednesday, January 28, 2026 12:04:13 PM

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

**Subject:** Please revisit sprinkler mandate

I am writing to express serious concern about the proposed fire sprinkler mandate for pre-1975 high-rise condominiums. I support better fire safety, but the ordinance in its current form would create severe financial and social harm for thousands of residents.

Estimated retrofit costs range from \$113,000 to \$300,000 per unit, which could translate into thousands of dollars in new monthly HOA fees or loan payments. These retrofits require opening walls, ceilings, and sometimes surrounding streets, which means major disruption and likely displacement for many residents.

The ordinance also provides no plan for where displaced residents will go, even though thousands could be forced out during construction. Many affected homeowners are seniors, fixed-income residents, and long-time community members who cannot absorb six-figure costs or months of displacement. This risks pushing vulnerable people out of their homes and undermining property values.

There are also fairness and process issues. Homeowners bear the full cost even though lower-cost alternatives, such as upgraded fire-resistant doors or partial sprinkler systems, were not fully evaluated. The proposal has moved forward without an updated independent cost-benefit analysis and with limited public input.

Sincerely, Susan Roos  
66 Cleary Court

I respectfully urge you to pause the ordinance and pursue a more balanced approach. A new independent study, real financial relief or hardship protections, and a clear relocation plan are essential. The city should fully consider safer and more affordable alternatives before imposing costs that many residents cannot withstand.

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**From:** [Susan Roos](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Wednesday, January 28, 2026 12:06:13 PM

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

To the San Francisco Board of Supervisors:

I am writing to urge you to take action to amend the fire sprinkler retrofitting requirement for older high-rise buildings and work with our buildings on other feasible life safety measures that will protect our residents and visitors.

The fire sprinkler mandate places an unreasonable physical and financial hardship on our residents.

If the code is not changed, I don't know how I and my fellow residents will be able to afford the cost, which I am told could be as high as \$300,000 per unit. And how would I be able to live if I have pipes hanging only 7 feet above my floor? What will happen if I have to sell my unit to move to a Senior Community? Who would buy such a unit?

I understand that this measure is an attempt to improve fire safety, but it is unreasonable and unworkable.

I have always felt that San Francisco was a great place to live and I loved being here.

But this measure, if not amended, shows that the Board of Supervisors give no thought to the consequences their mandates have on San Franciscans.

Please do not let this mandate remain as it is. Please amend the fire sprinkler retrofitting requirement.

Susan E. Roos  
66 Cleary Court, Unit 1301  
San Francisco

**From:** [Roberta Economidis](#)  
**To:** [Lurie, Daniel \(MYR\)](#); [SherrillStaff](#); [SauterStaff](#); [MandelmanStaff \(BOS\)](#)  
**Cc:** [FireAdministration\\_FIR \(FIR\)](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** Repeal or Amend Fire Sprinkler Ordinance SFC11035.4  
**Date:** Wednesday, January 28, 2026 3:54:32 PM

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

Dear Mayor Lurie and Supervisors Sauter, Sherrill and Mandelman,

I am writing to request that you repeal or amend SFC11035.4.

I live at 850 Powell Street a 9-story building (126 feet tall) at the corner of Sacramento Street at the edge of Chinatown. It was built in 1923 with the 1906 earthquake and fires very much in mind to the best standards with a steel frame, and poured concrete walls, floors and ceilings. We have ample fire escapes, alarms and fire sprinklers installed throughout our hallways, as well as in multiple rooms in our units. I support *reasonable* changes to our building to support increased fire life safety, but it's incomprehensible how this ordinance would substantively increase the level of safety in our building relative to the extreme cost it would take to retrofit the entire building of 40 units to add sprinklers in every room.

**Please be advised that when I purchased the condo, I asked the inspector about earthquake safety and he stated that 850 Powell was one of the best build condo buildings in San Francisco on some of the safest ground. I will never forget him stating that if 850 Powell collapsed, all of SF would probably be gone.**

Proponents of the ordinance include the pipefitters unions and companies who would stand to benefit financially from the misery it would cause to thousands of residents living in the affected San Francisco buildings. They have not demonstrated why this ordinance should apply to 850 Powell.

I understand that the ordinance covers over 120 buildings with nearly 10,000 apartments. It is a blanket ordinance that is being applied whether or not it is truly required.

This ordinance would be financially devastating to me, retirees as well as younger people living in our building. We simply cannot afford to bear the expected \$200k-\$300k cost per unit to retrofit our building with additional fire sprinklers AND pay the cost of living elsewhere for an unknown amount of time (many months at least) while demolition and construction to our units is being done. Plus, displacing thousands of residents from 10,000 units during the construction will only exacerbate the city's current housing crisis by flooding the rental market with current residents needing alternative housing. This would significantly drive-up rents while depressing condo property values.

**I urge you to amend or repeal this ill-conceived ordinance** and work with your constituents to find more practical ways to safeguard our homes from the possible threat of fire.

Sincerely,



**From:** [Linda Mantel](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Wednesday, January 28, 2026 4:55:56 PM

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

Dear Supervisors,

I hope this finds each and all of you doing well.

I am writing to express my concern and opposition to the sprinkler retrofit mandate which affects 126 buildings throughout the city and approximately 15,000 city residents.

I am one of those who would be affected. I am a retired senior living on a fixed income and own a small apartment in the Hamilton in the Tenderloin, one of the affected buildings.

I respectfully ask you to reverse this mandate or to create an exemption for these buildings unless they undertake a "major" systemic renovation.

Even before the costs of relocating during a sprinkler retrofit are calculated, the estimated expense for these retrofits is between \$10,000 and \$300,000 per unit. These added expenses would very likely lead to my having to leave my home.

Also, this retrofit mandate increases the risk that property values will continue to decrease in my building. They have already fallen by over 30% since the pandemic, a reflection of the appalling conditions in a neighborhood that has suffered city neglect.

This regulation was mandated without a transparent process, no feasibility studies, and with no homeowner input.

Why don't homeowners and taxpayers have a say in this? Instead, only building unions have been given the opportunity to weigh in on these requirements.

Further, a 2016 study for the Board of Supervisors which indicated there would be financial hardship and provided alternatives, did not appear to have been considered in the decision-making process.

Please discuss this matter as a board and either reverse this mandate or create the exemption noted above.

Thank you for your consideration and for your service to the residents of our city,

Linda Mantel  
631 O'Farrell St. - Unit 1802  
415-516-2199

**From:** [Lin Family](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [senator.wiener@senate.ca.gov](#); [Lurie, Daniel \(MYR\)](#); [FireAdministration, FIR \(FIR\)](#); [SherrillStaff](#); [SauterStaff](#); [MandelmanStaff \(BOS\)](#); [info@e.gavinnewsom.com](#)  
**Subject:** Fire Sprinkler Retrofit Requirement File 251247  
**Date:** Thursday, January 29, 2026 9:54:08 AM

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

Dear Board of Supervisors,

I am writing as an owner of Cleary 66 Ct. to request you to take action to amend the fire sprinkler retrofitting requirement for older high-rise buildings like ours and consider other feasible life safety measures for their residents. We are writing to express our deep concern that if this mandate is enforced without amendment, the consequences, not only for my household but also my neighbors', will be severe and immediate.

1. Family Disruption: As an immigrant family of four with two elementary-aged children, any construction lasting more than one month would be profoundly difficult. We do not have families or relatives we can go to. Especially that our children are placed in two different public schools in the city by SFUSD. This extended project would force a non-ideal relocation to us, creating a disruptive change to our crucial daily routines and our children's schooling, in addition to the significant unbudgeted costs and major logistical challenges. It would be a very undesirable situation for any family, especially those with children. Children would no longer have a safe and stable home which would be bad for their well-being.

2. Financial Burden and Extreme Hardship: This unfunded mandate will impose an unforeseen and unrealistic capital assessment on fixed-income residents and modest savers. Our monthly HOA fees have already escalated by nearly 50% in the last four years, which has already been difficult. Not that there has been no support on that, but imposing a multi-thousand dollar per-unit cost of this retrofit would place an extreme and unsustainable financial hardship on our fixed incomes and limited savings, compounding the stress we already face from the rising cost of essential expenditures. If the city chooses to proceed with this mandate, we strongly request the immediate establishment of a robust financial incentive or rebate program to make compliance feasible, as we lack the final resources to absorb this cost otherwise.

We are committed to safety but request to amend the fire code immediately. We seek alternative, feasible life safety measures that protect residents without compromising the stability of our community. Thank you for taking action to prevent this hardship.

Sincerely,  
Tristan & Sharon

Parents/66 Cleary Ct owners

**From:** [drtedfratto@aol.com](mailto:drtedfratto@aol.com)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** "Fire Sprinkler Retrofit Requirement File 251247"  
**Date:** Thursday, January 29, 2026 11:13:51 AM

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

To the Board of Supervisors,  
I am a homeowner at 66 Cleary Court condominiums in San Francisco. The fire sprinkler retrofit requirement would cause undo financial hardship for both me and my husband. Please consider grandfathering this mid-century building as an exemption to the new requirement. Our building is concrete. There is very low risk of being engulfed in flames.

Edward J Fratto Junior  
66 Cleary Court Unit 507  
San Francisco, CA 94109

[Sent from the all new AOL app for iOS](#)

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Jalipa, Brent \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 9 Letters Regarding File No. 251225  
**Date:** Tuesday, January 27, 2026 12:06:44 PM  
**Attachments:** [9 Letters Regarding File No. 251225.pdf](#)

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Hello,

Please see attached 9 letters regarding **File No. 251225**:

Ordinance amending the Administrative Code to expand the definition of tax exempt entities for use fees, updating the process for notification guidelines concerning film production activities that may cause parking or traffic obstructions, updating definitions for the film rebate program, updating the film rebate amounts, and authorizing the Executive Director to enter into licensing agreements for the use of the Film SF logo and other Film Commission trademarks on merchandise.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

**From:** [Carly Steyer](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Please Support Scene In SF!!! (File No. 251225)  
**Date:** Thursday, January 22, 2026 5:55:48 PM

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

Dear San Francisco Board of Supervisors,

I proudly grew up in SF's Richmond district starting at age one. My parents still live in the same house, still do non-profit work in the city, and my three siblings and I have all found our way back to the city, pursuing myriad careers.

**I am writing, as a native San Franciscan and working filmmaker, to express strong support for the proposed updates to the San Francisco Film Commission's *Scene in San Francisco incentive program*.** These changes are essential to restoring San Francisco's competitiveness in today's incentive-driven industry and ensuring our city continues attracting projects that create jobs, drive spending, and showcase the best of who we are.

For nearly two decades, the incentive has proven its value—generating more than **\$68 million** in local spending, nearly **16,000 jobs**, and a return of **\$12.74** in economic activity for every dollar rebated. Other states and countries have expanded their incentives, and productions are fleeing the state and country to make projects elsewhere. Without strengthening our local program, San Francisco will continue to lose business to other regions.

I cannot emphasize enough how dramatically I have seen work opportunities change in the city as a result of the shifting landscape, and how many artists have left the city as a result.

The proposed updates address this head-on by offering a tiered rebate on qualified San Francisco spending (goods, services, and resident wages)—10% on the first \$1 million and 20% above that—along with a full rebate of City agency fees (per project cap of \$1M). This updated program directly incentivizes local spend which will employ our local workforce and directly support our businesses. These changes position San Francisco to compete effectively for feature films and TV series.

**San Francisco is a city with rich cultural history, where fabulous stories have been produced (*Mrs. Doubtfire!* *The Princess Diaries!* *The Pursuit of Happyness!*) and where artists could afford to live. That reality has slipped away. We have lost our cultural foothold. As a young creator, I am eager to bring it back.**

Strengthening this program is not simply about growing the film sector - it is about supporting small businesses, driving hotel nights, boosting local vendors, expanding creative and technical job opportunities, and reaffirming San Francisco as a world-

class destination for innovation and storytelling. With these enhancements, the city stands to gain millions in new economic activity that would otherwise go elsewhere.

I strongly urge you to adopt these improvements to the *Scene in San Francisco* incentive program. This is a strategic, high-impact investment that will bring more business to our city and sustain the creative economy that many residents and local companies rely on.

Sincerely,

Carly Steyer

**From:** [DIGILOID®](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Public Comment – Support Strongly In Favor of File No. 251225  
**Date:** Thursday, January 22, 2026 5:58:08 PM

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

Letter of Support for the San Francisco Film Commission Incentive Legislation  
San Francisco Board of Supervisors  
City Hall, Room 200  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear San Francisco Board of Supervisors,

I am writing to express strong support for the proposed updates to the San Francisco Film Commission's Scene in San Francisco incentive program. These changes are essential to restoring San Francisco's competitiveness in today's incentive-driven industry and ensuring our city continues attracting projects that create jobs, drive spending, and showcase the best of who we are.

For nearly two decades, the incentive has proven its value—generating more than \$68 million in local spending, nearly 16,000 jobs, and a return of \$12.74 in economic activity for every dollar rebated. But the landscape has shifted dramatically. Other states and countries have expanded their incentives, and productions choose to bring their business where it makes the most financial sense. Without strengthening our local program, San Francisco will continue to lose business to other regions.

The proposed updates address this head-on by offering a tiered rebate on qualified San Francisco spending (goods, services, and resident wages)—10% on the first \$1 million and 20% above that—along with a full rebate of City agency fees (per project cap of \$1M). This updated program directly incentivizes local spend which will employ our local workforce and directly support our businesses. These changes position San Francisco to compete effectively for feature films and TV series.

As a local business owner, I'm both a crew member working on set as well as a vendor providing equipment rental and sales to the production companies that work in San Francisco. Without these incentives, not only do I not have any work paying my wages as a Union freelancer, I also loose my own small business, something I've built from the ground up over the past 20 years. The film incentives directly impact mine and myriad other small businesses adjacent to the film industry. It's not just about subsidizing Hollywood, it's about fostering a healthy business environment for the locals here at home.

Strengthening this program is not simply about growing the film sector - it is about supporting small businesses, driving hotel nights, boosting local vendors, expanding creative and technical job opportunities, and reaffirming San Francisco as a world-class destination for innovation and storytelling. With these enhancements, the city stands to gain millions in new economic activity that would otherwise go elsewhere.

I strongly urge you to adopt these improvements to the Scene in San Francisco incentive program. This is a strategic, high-impact investment that will bring more business to our city and sustain the creative economy that many residents and local companies rely on.

Sincerely,

- Jordan

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Jordan Livingston  
[jordanlivingston@gmail.com](mailto:jordanlivingston@gmail.com)  
(415) 342-3143

- Jordan

-----  
Jordan Livingston

DIGILOID Inc.  
(415) 342-3143 | [info@DIGILOID.com](mailto:info@DIGILOID.com)

**From:** [griffin barry](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Please Support Scene In SF (File No. 251225)  
**Date:** Thursday, January 22, 2026 6:29:25 PM

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

Dear San Francisco Board of Supervisors,

I am writing to express strong support for the proposed updates to the San Francisco Film Commission's *Scene in San Francisco* incentive program. These changes are essential to restoring San Francisco's competitiveness in today's incentive-driven industry and ensuring our city continues attracting projects that create jobs, drive spending, and showcase the best of who we are.

For nearly two decades, the incentive has proven its value—generating more than **\$68 million** in local spending, nearly **16,000 jobs**, and a return of **\$12.74** in economic activity for every dollar rebated. But the landscape has shifted dramatically. Other states and countries have expanded their incentives, and productions choose to bring their business where it makes the most financial sense. Without strengthening our local program, San Francisco will continue to lose business to other regions.

The proposed updates address this head-on by offering a tiered rebate on qualified San Francisco spending (goods, services, and resident wages)—10% on the first \$1 million and 20% above that—along

with a full rebate of City agency fees (per project cap of \$1M). This updated program directly incentivizes local spend which will employ our local workforce and directly support our businesses. These changes position San Francisco to compete effectively for feature films and TV series.

As a Bay Area lifer, being forced to move away for work has been incredibly heart-breaking, especially knowing the depth of beauty and richness ingrained into every corner of the area. My dream in life is to express all the admiration I have for my home, everything from the ups and the downs to the hills that have forever stayed the same. I strongly implore you to adopt these improvements to the *Scene in San Francisco* incentive program. Thank you for your time.

Best,

Griffin Barry

**From:** [Jamie Wright](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Please Support Scene In SF (File No. 251225)  
**Date:** Friday, January 23, 2026 10:44:37 AM

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## **Letter of Support for the San Francisco Film Commission Incentive Legislation**

San Francisco Board of Supervisors  
City Hall, Room 200  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA **94102**

Dear San Francisco Board of Supervisors,

I am writing to express strong support for the proposed updates to the San Francisco Film Commission's *Scene in San Francisco* incentive program. These changes are essential to restoring San Francisco's competitiveness in today's incentive-driven industry and ensuring our city continues attracting projects that create jobs, drive spending, and showcase the best of who we are.

For nearly two decades, the incentive has proven its value—generating more than **\$68 million** in local spending, nearly **16,000 jobs**, and a return of **\$12.74** in economic activity for every dollar rebated. But the landscape has shifted dramatically. Other states and countries have expanded their incentives, and productions choose to bring their business where it makes the most financial sense. Without strengthening our local program, San Francisco will continue to lose business to other regions.

The proposed updates address this head-on by offering a tiered rebate on qualified San Francisco spending (goods, services, and resident wages)—10% on the first \$1 million and 20% above that—along with a full rebate of City agency fees (per project cap of \$1M). This updated program directly incentivizes local spend which will employ our local workforce and directly support our businesses. These changes position San Francisco to compete effectively for feature films and TV series.

**While my SF-based production company doesn't do the bulk of our work directly in entertainment production, we benefit when San Francisco is a viable city to live and work in for skilled professionals in production. My business in industrial/corporate video is possible as we still have highly skilled workers living & working locally, adding to my employee base and SF taxes.**

Strengthening this program is not simply about growing the film sector - it is about

supporting small businesses, driving hotel nights, boosting local vendors, expanding creative and technical job opportunities, and reaffirming San Francisco as a world-class destination for innovation and storytelling. With these enhancements, the city stands to gain millions in new economic activity that would otherwise go elsewhere.

**In a world where stories matter more than ever and visibility and attention is increasingly the coin of the realm, having SF as a vital place for production provides wide economic, cultural, and political benefits.**

I strongly urge you to adopt these improvements to the *Scene in San Francisco* incentive program. This is a strategic, high-impact investment that will bring more business to our city and sustain the creative economy that many residents and local companies rely on.

Sincerely,

Jamie Wright  
Lekker Media  
1001 Mariposa Street  
San Francisco, CA 94107  
[www.lekkermedia.com](http://www.lekkermedia.com)

**From:** [John Champion](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Re: File Number 251225 / Film SF Incentive  
**Date:** Monday, January 26, 2026 4:39:44 PM

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

Attn: San Francisco Board of Supervisors  
City Hall, Room 200  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
Dear San Francisco Board of Supervisors,

As a thirty-year resident and actor in the San Francisco Bay Area I am writing to express strong support for the proposed updates to the San Francisco Film Commission's *Scene in San Francisco* incentive program. These changes are essential to restoring San Francisco's competitiveness in today's incentive-driven industry and ensuring our city continues attracting projects that create jobs, drive spending, and showcase the best of who we are.

For nearly two decades, the incentive has proven its value—generating more than \$68 million in local spending, nearly 16,000 jobs, and a return of \$12.74 in economic activity for every dollar rebated. But the landscape has shifted dramatically. Other states and countries have expanded their incentives, and productions choose to bring their business where it makes the most financial sense. Without strengthening our local program, San Francisco will continue to lose business to other regions.

The proposed updates address this head-on by offering a tiered rebate on qualified San Francisco spending (goods, services, and resident wages) —10% on the first \$1 million and 20% above that— along with a full rebate of City agency fees (per project cap of \$1M). This updated program directly incentivizes local spend which will employ our local workforce and directly support our businesses. These changes position San Francisco to compete effectively for feature films and TV series.

Strengthening this program is not simply about growing the film sector - it is about supporting small businesses, driving hotel nights, boosting local vendors, expanding creative and technical job opportunities, and reaffirming San Francisco as a world-class destination for innovation and storytelling. With these enhancements, the city stands to gain millions in new economic activity that would otherwise go elsewhere and, on a personal level, increased opportunities to work in my field would be welcome and alleviate the pressing need to relocate to LA or NYC in order to seek more opportunity in my field.

San Francisco is crying out for more opportunity for those of us working in TV and film and I strongly urge you to adopt these improvements to the *Scene in San Francisco* incentive program. This is a strategic, high-impact investment that will bring more business to our city and sustain the creative economy that many residents and local companies rely on.

Sincerely yours,

John Champion.

**From:** [randireiff@aol.com](mailto:randireiff@aol.com)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** File Number 251225  
**Date:** Monday, January 26, 2026 7:15:41 PM

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Writing in support of File Number 251225

Randi Reiff

**From:** [Jack Sale](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Fielder, Jackie \(BOS\)](#)  
**Subject:** Filming/TV market incentives -I am a San Francisco SAGAFTRA Member- after member-I support this legislation and I hope you do too!  
**Date:** Monday, January 26, 2026 9:29:23 PM

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

Dear Members of the Board of Supervisors and Supervisor Jackie Fielder,

I am writing to express my strongest possible support for the updated Film SF incentive legislation, File Number 251225.

As a long-term resident and active professional in San Francisco's film industry, I believe this legislation represents a critical and strategically sound investment in our city's future. The proposed modernizations, specifically the tiered rebate structure—offering 10% on qualified spending up to \$1 million and 20% for spending above that threshold, alongside a full rebate of city agency fees—are exactly the tools needed to make San Francisco competitive in the global creative economy once again.

The benefits of this incentive extend well beyond immediate productions. This legislation will generate sustained economic growth, foster new business opportunities, and provide essential employment for our highly skilled local workforce. Furthermore, incentivizing major productions to feature our city is vital for restoring San Francisco's image. By showcasing our unique cinematic legacy on the global stage through film, television, and commercials, we can effectively reshape the public narrative and revitalize our city's identity.

I strongly urge you to pass this vital legislation to support our local industry and the broader San Francisco community.

Sincerely,

Jack Sale  
Political Field Coordinator, Actor and Humanist | San Francisco

"Hic fuimus cari duo nos sine fine sodales. Nomina si quaeris, Caius et Aulus."  
— CIL IV 8162 (I.7.8, Pompeii), 1st c. CE

**From:** [Nicole Danielle](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** SF Film Incentive  
**Date:** Monday, January 26, 2026 10:44:36 PM

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Dear committee,

Please include Oakland, and Niles in honor of Charlie Chaplin.

Can/will support in any way I can.

Thank you so much.  
Excited.

Respectfully,  
Nicole Azalee Danielle

**From:** [Jonathan Hsieh](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** In support of bringing films to San Francisco (File No. 251225)  
**Date:** Tuesday, January 27, 2026 11:42:38 AM

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

Dear San Francisco Board of Supervisors,

I am writing to express strong support for the proposed updates to the San Francisco Film Commission's Scene in San Francisco incentive program. These changes are essential to restoring San Francisco's competitiveness in today's incentive-driven industry and ensuring our city continues attracting projects that create jobs, drive spending, and showcase the best of who we are.

Working for the Center for Asian American Media and CAAMFest, the world's leading showcase of Asian American stories in San Francisco every May, I've come to see how essential Film SF and the incentive program are to cultivating creative communities and honoring San Francisco's amazing legacy as a film destination and iconic world city. The independent filmmakers we work with make up a robust and supportive network of bold storytellers who make this city special, and so may long for the opportunity to work and film here, if only there is the support and resources to do so.

Strengthening this program is not simply about growing the film sector - it is about supporting small businesses, driving hotel nights, boosting local vendors, expanding creative and technical job opportunities, and reaffirming San Francisco as a world-class destination for innovation and storytelling. With these enhancements, the city stands to gain millions in new economic activity that would otherwise go elsewhere.

Thank you for your service to San Francisco, and your thoughtful consideration of these improvements to the Scene in San Francisco incentive program that will bolster our local communities through the power of storytelling.

With gratitude,

Jonathan

--  
**Jonathan Hsieh** | Development & Partnerships Manager (he/him)  
Center for Asian American Media  
145 Ninth St., Ste. 350  
San Francisco, CA 94103  
tel: 415-863-0814 x300

**For over 45 years, the Center for Asian American Media (CAAM) has been dedicated to presenting stories that convey the richness and diversity of Asian American experiences to the broadest audience possible.**

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**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Resolution to Designate the 200 Block of Eddy Street as "Stephen Tennis Way"  
**Date:** Thursday, January 29, 2026 11:45:42 AM

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Hello,

Please see below communication regarding **File No. 251270:**

Resolution adding the commemorative street name “Stephen Tennis Way” to the 200 block of Eddy Street, in recognition of Stephen Tennis’s decades of service, stewardship, leadership, and community-building in the Tenderloin neighborhood of San Francisco.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

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**From:** Michael Nulty <sf\_district6@yahoo.com>  
**Sent:** Wednesday, January 28, 2026 9:58 AM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Abd6membership <abd6membership@yahoo.com>; sf\_district6 <sf\_district6@yahoo.com>; Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>  
**Subject:** Resolution to Designate the 200 Block of Eddy Street as "Stephen Tennis Way"

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January 28, 2026

Board of Supervisors

City and County of San Francisco

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Attn: Supervisor Mahmood

Re: Strong Support for the Resolution to Designate the 200 Block of Eddy

Street as "Stephen Tennis Way" and Request for Formal Invitation to the

Unveiling Ceremony

Dear Members of the Board of Supervisors,

The Alliance for a Better District 6 writes to express our enthusiastic support  
for the resolution to add the newly proposed commemorative street name  
"Stephen Tennis Way" to the 200 block of Eddy Street (from Jones Street to  
Taylor Street). This honor recognizes Stephen Tennis's decades of  
dedicated service, stewardship, leadership, and community-building in the  
Tenderloin neighborhood.

The Alliance for a Better District 6 is committed to advocating for safer,  
more vibrant, and equitable communities throughout District 6, including the  
heart of the Tenderloin. We have witnessed firsthand the profound positive  
impact of leaders like Stephen Tennis, whose work has strengthened  
neighborhood ties, protected vulnerable residents, and promoted lasting  
improvements in quality of life.

Stephen Tennis exemplified selfless service in numerous roles. As one of  
the first and longest-serving Corner Captains of Safe Passage, he guided  
thousands of children safely through Tenderloin streets to school, home,  
work, and after-school programs, bringing joy and security amid challenging  
conditions. As Park Steward of Boeddeker Park, he maintained it as a  
cherished refuge for recreation, cultural gatherings, connection, and  
celebration.

Through his leadership with the Central City SRO Collaborative, Stephen  
advocated for critical policies benefiting thousands of low-income residents,  
such as clearing Turk Street of parked cars, installing brighter streetlights,  
removing high-speed one-way traffic lanes, expanding Safe Passage,  
strengthening rent control, supporting Vision Zero, and accelerating SRO  
elevator repairs. Additionally, Stephen was a Food Justice Leader and  
served in various other capacities over the years, tirelessly helping others in  
his community through advocacy, mentorship, and direct support.

His personal journey—from U.S. Merchant Marine service during the  
Vietnam War era at age 18, to overcoming challenges through sobriety and

perseverance, to becoming a symbol of kindness, protectiveness, optimism, and belief in human potential—continues to inspire. Stephen's chivalry, charm, and gentle heart made him a beloved figure, always the one neighbors wanted by their side. His reflection on ensuring a positive ledger before St. Peter, and his surprise at the depth of love from the community he served, speak volumes about his legacy.

We are proud to support this fitting tribute, which joins a growing list of commemorative designations in the Tenderloin that celebrate the neighborhood's resilient leaders and historic milestones:

- **Vicki Mar Lane** (100 block of Turk Street): Honors Vicki Marlane, a pioneering transgender activist and performer, for her contributions to trans visibility and entertainment (designated 2016).
- **Gene Compton's Cafeteria Way** (100 block of Taylor Street): Commemorates the site of Compton's Cafeteria and the 1966 Compton's Cafeteria Riot, an early act of resistance against police harassment that advanced transgender activism (designated 2016).
- **Midge Wilson Alley** (100 block of Elm Street): Recognizes Midge Wilson, co-founder of the Bay Area Women's and Children Center and Tenderloin Community Elementary School, for her decades of support for women, children, and community programs (designated May 14, 2024).
- **Rev. Cecil Williams Way** (intersection of Ellis and Taylor Streets): Honors Rev. Cecil Williams for transforming Glide Memorial Church into a center for social justice, radical inclusion, and services to the homeless, poor, and marginalized (designated August 2013).

These designations highlight the Tenderloin's rich history of activism, inclusion, and community leadership, and "Stephen Tennis Way" will be a worthy addition.

In light of this proposed honor, we respectfully request a formal invitation for representatives of the Alliance for a Better District 6 to attend the planned unveiling ceremony for the new commemorative naming. We would also welcome the opportunity to participate in or help publicize related community celebrations to mark this occasion, ensuring broad participation from Tenderloin residents, families, advocates, and neighbors who cherished Stephen's contributions. Such events would provide a meaningful way to reflect on his legacy and foster continued community spirit.

We urge the Board to adopt this resolution promptly and look forward to collaborating on the celebratory aspects of this designation. Please contact us at your earliest convenience to discuss details regarding the invitation

and any planned events.

Thank you for your continued dedication to honoring the extraordinary  
individuals who make District 5, the Tenderloin—and San Francisco—  
stronger.

Sincerely,

Michael Nulty

Executive Director

Alliance for a Better District 6

## ***Michael Nulty***

P.O. Box 420782

San Francisco, CA 94142-0782

(415) 339-8327 - Direct

(415) 339-8779 - Alliance for a Better District 6

(415) 339-8683 - Central City Democrats

(415) 937-1289 - North of Market Business Association

(415) 820-1412 - Tenderloin Futures Collaborative

<http://abd6.cfsites.org/>

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Commemorative Street Name Designation - Eddy Street from Jones Street to Taylor Street - "Stephen Tennis Way"  
**Date:** Monday, January 26, 2026 11:58:03 AM

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Hello,

Please see below communication regarding **File No. 251270:**

Resolution adding the commemorative street name “Stephen Tennis Way” to the 200 block of Eddy Street, in recognition of Stephen Tennis’s decades of service, stewardship, leadership, and community-building in the Tenderloin neighborhood of San Francisco.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Michael Nulty <sf\_district6@yahoo.com>  
**Sent:** Friday, January 23, 2026 9:23 AM  
**To:** Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>  
**Cc:** [tac\\_s\\_f@yahoo.com](mailto:tac_s_f@yahoo.com)  
**Subject:** Commemorative Street Name Designation - Eddy Street from Jones Street to Taylor Street - "Stephen Tennis Way"

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January 23, 2026

Board of Supervisors

City and County of San Francisco

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Attn: Supervisor Mahmood

Re: Support for Resolution - Commemorative Street Name Designation -

Eddy Street from Jones Street to Taylor Street - "Stephen Tennis Way"

Dear Members of the Board of Supervisors,

On behalf of the Tenant Associations Coalition of San Francisco, We are writing to express our strong support for the resolution to add the commemorative street name "Stephen Tennis Way" to the 200 block of Eddy Street, in recognition of Stephen Tennis's decades of service, stewardship, leadership, and community-building in the Tenderloin neighborhood.

The Tenant Associations Coalition of San Francisco represents a network of tenant organizations dedicated to advocating for affordable housing, tenant rights, and improved living conditions for low-income residents across the city. We have long worked alongside community leaders like Stephen Tennis, whose tireless efforts have directly benefited the residents we serve, particularly in the Tenderloin and surrounding areas.

Stephen Tennis exemplified the spirit of community service through his multifaceted roles over the years. As one of the first and longest-serving Corner Captains of Safe Passage, he ensured the safety and well-being of thousands of children navigating the streets of the Tenderloin, guiding them to school, home, and after-school programs with unwavering dedication. His stewardship of Boeddeker Park transformed it into a vital refuge for recreation, cultural gatherings, and community connection, fostering a sense of safety and belonging for residents and visitors alike.

In his capacity as a tenant leader with the Central City SRO Collaborative, Stephen championed policies that enhanced the quality of life for low-income residents, including initiatives to clear Turk Street of parked cars, install brighter streetlights, remove high-speed traffic lanes, expand Safe Passage, strengthen rent control, support Vision Zero, and improve repair times for SRO elevators. Beyond these, Stephen served in various other

capacities, helping others in his community through acts of kindness, advocacy, and mentorship. Notably, he was a Food Justice Leader, promoting access to nutritious food and addressing inequities in food distribution within the Tenderloin, inspiring residents to build healthier, more resilient communities.

Stephen's personal journey—from his service as a U.S. Merchant Marine during the Vietnam War era to his commitment to sobriety and transformation into a beacon of optimism and protectiveness—further underscores his profound impact. His chivalry, resilience, and belief in the potential for positive change touched countless lives, including those of tenants facing hardships. As he once reflected, his desire to ensure his ledger had entries in the “positive column” speaks to a life devoted to generosity and upliftment.

We believe that designating “Stephen Tennis Way” is a fitting tribute to a man whose legacy of service continues to inspire. This commemorative naming will honor his contributions while reminding future generations of the power of community leadership in building a more equitable San Francisco.

The Tenant Associations Coalition of San Francisco urges the Board of Supervisors to adopt this resolution without delay. We stand ready to provide any additional information or testimony in support of this effort.

Thank you for your consideration.

Sincerely,

Michael Nulty  
Program Director  
Tenant Associations Coalition of San Francisco

## ***Michael Nulty***

P.O. Box 420782

San Francisco, CA 94142-0782

(415) 339-8327 - Direct

(415) 339-8779 - Alliance for a Better District 6

(415) 339-8683 - Central City Democrats

(415) 937-1289 - North of Market Business Association

(415) 820-1412 - Tenderloin Futures Collaborative

<http://abd6.cfsites.org/>

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Written Comment for the Record – SFO RADP Final EIR Appeal (File No. 251277)  
**Date:** Thursday, January 29, 2026 11:38:12 AM  
**Attachments:** [RADP Appeal - Concerned Residents of Palo Alto 20260123.pdf](#)

---

Hello,

Please see attached and below communication regarding [File No. 251277](#): Hearing - Appeal of Final Environmental Impact Report Certification - SFO Recommended Airport Development 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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** Darlene Yaplee <[darlene.yaplee@gmail.com](mailto:darlene.yaplee@gmail.com)>  
**Sent:** Friday, January 23, 2026 4:56 PM  
**To:** Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Cc:** Marie-Jo Fremont <[mariejofremont1@gmail.com](mailto:mariejofremont1@gmail.com)>; Darlene E. Yaplee <[darlene.yaplee@gmail.com](mailto:darlene.yaplee@gmail.com)>  
**Subject:** Written Comment for the Record – SFO RADP Final EIR Appeal (File No. 251277)

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

attachments from untrusted sources.

**Re: File No. 251277, Appeal of Certification of the Final Environmental Impact Report for the SFO Recommended Airport Development Plan**

Dear Clerk of the Board of Supervisors,

Please find attached written comments submitted for the record regarding File No. 251277, the appeal of the certification of the Final Environmental Impact Report for the SFO Recommended Airport Development Plan.

The attached document describes impacts experienced by Palo Alto residents and is submitted for consideration by the Board of Supervisors in advance of and in connection with the February 3, 2026 hearing.

Respectfully submitted,

Marie-Jo Fremont  
Co-Founder, Concerned Residents of Palo Alto  
Chief Policy Officer, Aviation-Impacted Communities Alliance (AICA)

Darlene Yaplee  
Co-Founder, Concerned Residents of Palo Alto  
President and Co-Founder, Aviation-Impacted Communities Alliance (AICA)

# Concerned Residents of Palo Alto



Submitted for the Record

Re: File No. 251277 – Appeal of Certification of the Final EIR for the

SFO Recommended Airport Development Plan

February 3, 2026 Hearing

## Why Palo Alto Experiences Distinct Arrival Noise Impacts Under New FAA Procedures

### What Changed for Palo Alto and Why It Matters

Beginning in 2015, the FAA implemented NextGen Performance-Based Navigation in the Northern California Metroplex, and in particular the Bay Area, replacing radar-directed routes with precise, satellite-based routes called RNAVs, eliminating some arrival routes, and reducing the in-trail spacing between two aircraft on the same route. All these changes affected where and how airplanes flew, and especially which arrival route they used to reach SFO.

In Palo Alto, a unique convergence of 3 SFO arrival routes (including 2 RNAV routes), combined with lower altitudes, new speed requirements, and other Metroplex changes fundamentally changed how many, how often, and how loudly aircraft fly over Palo Alto for over ten years now.

As part of the NextGen changes in the Bay Area, the FAA:

- **Reshaped the SFO Class B airspace** allowing aircraft to fly lower over Palo Alto, which increases noise because planes are closer to the ground.
- **Introduced two new RNAV arrival routes** (SERFR in 2015 and PIRAT in 2019) causing more flights over the same Palo Alto neighborhoods resulting in more aircraft noise. These 2 RNAV routes are flown precisely and narrowly in a 0.2-mile-wide corridor, rather than being previously dispersed over a 3-mile or wider corridor. Furthermore, the FAA made poor design decisions that resulted in more noise than expected because the new routes require pilots to deploy flaps, apply speed brakes, or increase engine power to maintain air speed or altitude over Palo Alto instead of over the Bay. Such maneuvers create a lot of additional noise on the ground.
- **Established a new, lower altitude, major convergence point over Palo Alto for 3 SFO arrival routes over the Peninsula** by replacing the 5,000 ft MENLO waypoint near US 101 and the Dumbarton Bridge with the 4,000 ft SIDBY waypoint over the Eleanor Pardee Park in Palo Alto.

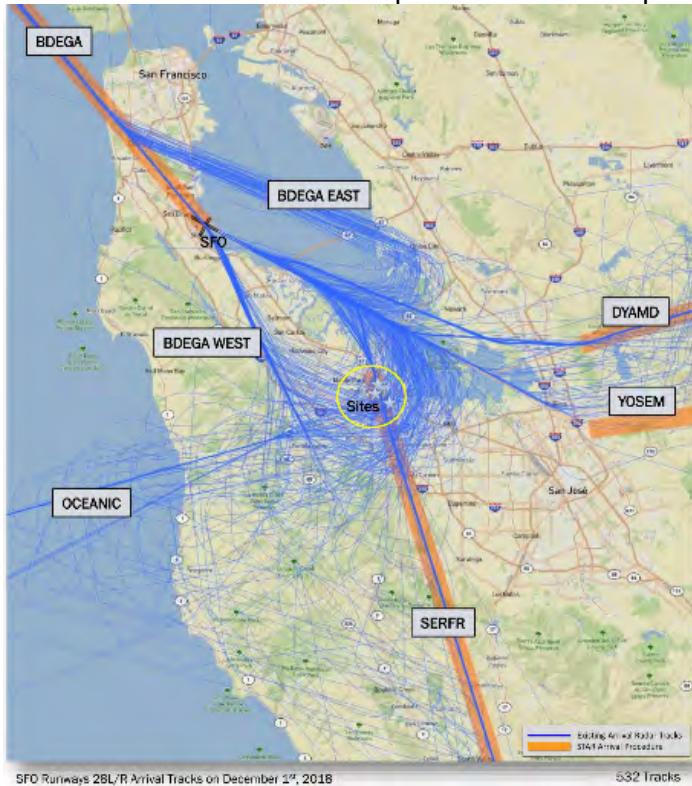
In addition, the **growth in SFO traffic compounded the NextGen effects**. As shown on the visuals below, **SFO arrivals increased 46.6% between 2013 and 2019**.

As a result, aircraft that once flew across a broad area are now locked into very narrow corridors, flying the same exact paths over the same Palo Alto residential neighborhoods, hundreds of times each day, often less than 2 minutes apart, at all hours of the day except between 1am and 4am unless weather conditions cause delays. Palo Alto is uniquely affected because the FAA selected SIDBY as the convergence point for 3 SFO arrival routes that account for over 50% of SFO, which translates into 250 to 350 SFO arrivals per day depending on the season and weather conditions.

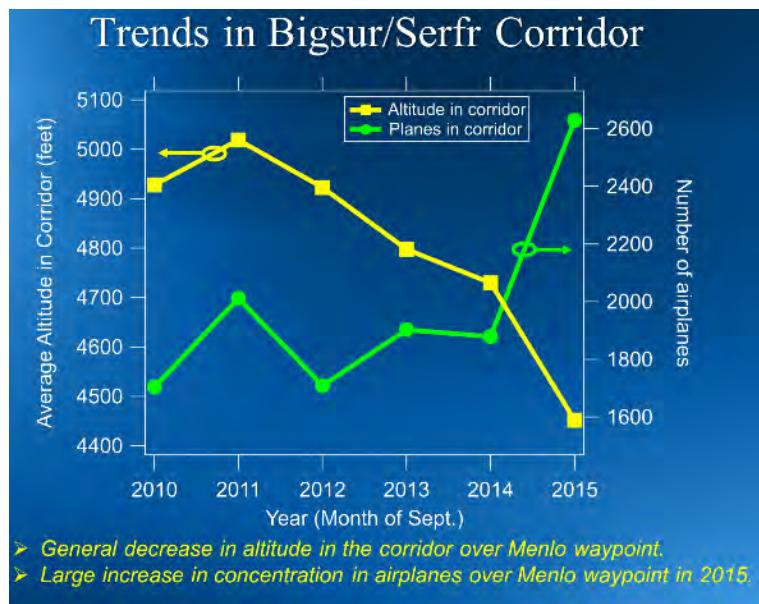
In short, NextGen not only added flights through a different route usage but also concentrated arrival flights over Palo Alto, lowered them, and made them louder, creating persistent and repeated noise impacts that are not experienced in the same way by neighboring cities away from SFO. Simultaneously, SFO traffic growth aggravated the effects. Additional SFO growth will no doubt further intensify aircraft noise impacts over Palo Alto.

The following visuals show how SFO arrivals have affected Palo Alto:

- **3 major arrival routes intersect over Palo Alto:** SERFR (south arrivals), BDEGA WEST (north arrivals), and OCEANIC (west arrivals), which became PIRAT RNAV in 2019. The graph displays the ground tracks of SFO arrivals for one day December 1, 2018 (source: SFO Report #2019-007 by BridgeNet. The circled area represents Palo Alto. The 4 stars in the circled area represent 4 SFO temporary noise monitors.



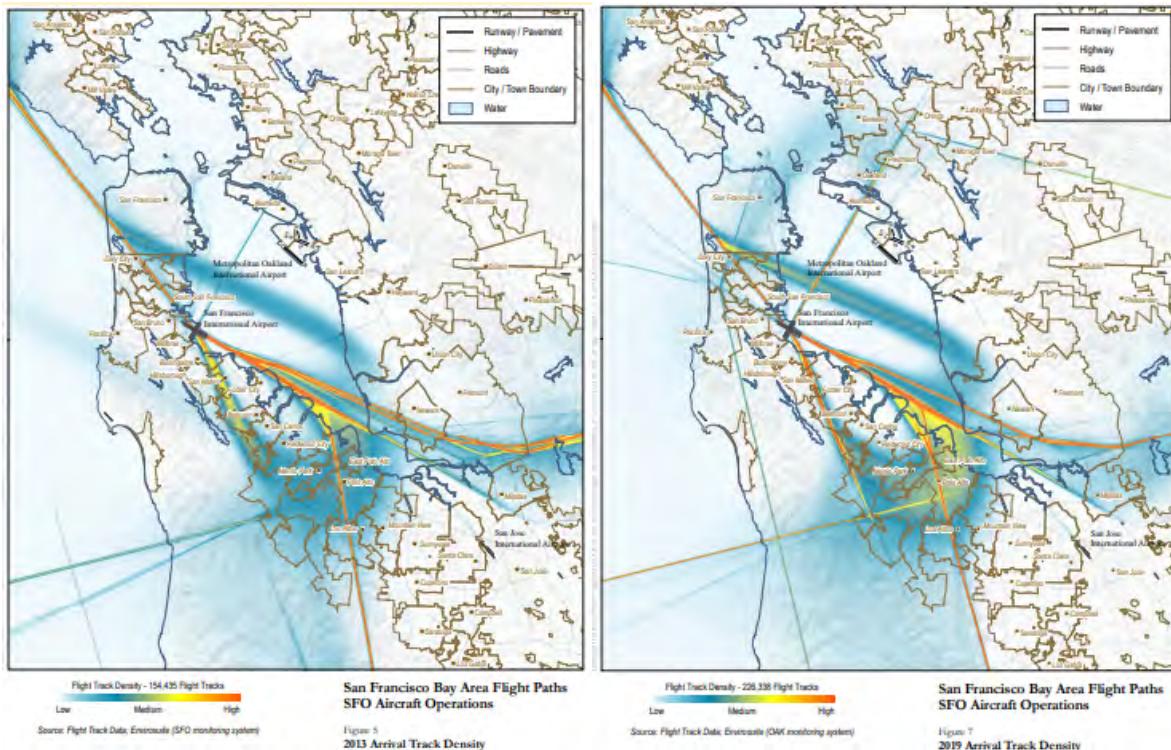
- While SFO traffic went down 3% in 2015, the number of planes over the MENLO waypoint increased by about 40%.
  - As part of NextGen, the FAA stopped using the MENLO waypoint near US 101 and the Dumbarton Bridge and used the new SIDBY waypoint over Eleanor Pardee Park in Palo Alto.
  - MENLO was a waypoint near US 101 and the Dumbarton Bridge at 5,000 ft over East Palo Alto. MENLO was used by the BSR (Big Sur) SFO arrival route before BSR was replaced by the SERFR RNAV arrival route. Originally SERFR used MENLO at 4,000 ft, which was later replaced by the SIDBY waypoint at 4,000 ft.
  - SFO traffic went down from 32,954 operations in September 2014 to 31,900 operations in September 2015 (source: SFO Airport Director's Reports), representing a 3% decrease in operations.
  - In contrast, and as shown on the graph below, traffic over the MENLO waypoint increased by about 40% from September 2014 to September 2015: as shown by the green line in the graph, over 2,600 planes in September 2015 overflew MENLO while fewer than 1,850 planes overflew MENLO in September 2014 (Source: Sky Posse Los Altos and Palo Alto 2016).
  - Note also the decrease in average altitude over the MENLO waypoint from over 4,700 ft in September 2014 to 4,450 ft in September 2015 (yellow line in the graph).



- SFO arrivals increased 46.6% between 2013 and 2019. There were 154,435 SFO arrivals in 2013 and 226,338 SFO arrivals in 2019 (source: [SFO report 2021](#)). In addition, as shown on the graphs below, the number of planes and concentration over Palo Alto drastically increased:
  - The 2013 graph shows **one narrow corridor over Palo Alto (BSR)** while **2019 shows 2 narrow corridors (SERFR, PIRAT) intersecting over Palo Alto**. In addition, **BDGA-West arrivals became concentrated and more numerous over the Peninsula**.
    - BSR, SFO arrivals from the south, was replaced by SERFR in 2015.
    - OCEANIC, SFO arrivals from the west, was replaced by PIRAT in 2019.
    - BDEGA-West, SFO arrivals from the north, was concentrated through

### NextGen changes.

- Overall, the 2013 graph shows a low flight density blue zone over Palo Alto (based on a scale of 154,435 flight tracks) while the 2019 graph shows a medium flight density yellow zone over Palo Alto (based on a scale of 226,338 flight tracks). **Going from a blue density zone on a lower scale to a yellow density zone on a higher scale indicates a substantial increase in SFO arrival traffic over Palo Alto.** In addition, what is not shown on the slides is that this drastic increase in the number of flights over Palo Alto took place at low altitudes around 4,000 ft and that early speed brakes and flap deployment routinely occurs over Palo Alto because of poor FAA design decisions upstream.



Respectfully Submitted,

Marie-Jo Fremont  
Co-Founder, Concerned Residents of Palo Alto  
Chief Policy Officer, Aviation-Impacted Communities Alliance (AICA)

Darlene Yaplee  
Co-Founder, Concerned Residents of Palo Alto  
President and Co-Founder, Aviation-Impacted Communities Alliance (AICA)

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Board File No. 260021 - 526 Vallejo  
**Date:** Wednesday, January 28, 2026 2:51:57 PM  
**Attachments:** [@2026-Jan-28 - Letter to The SF Board of Supervisors - Board File No. 260021.pdf](#)

---

Hello,

Please see attached and below communication regarding **File No. 260021**:

Hearing of persons interested in or objecting to the de facto denial of a Conditional Use Authorization pursuant to Planning Code, Sections 303 and 317, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place (Assessor's Parcel Block No. 0132, Lot No. 009) identified in Planning Case No. 2024-011561CUA, to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X Height and Bulk District. (District 3) (Appellants: Katelin Holloway and Ben Ramirez) (Filed January 5, 2026).

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

---

**From:** lm <lmmonast@gmail.com>

**Sent:** Wednesday, January 28, 2026 2:17 PM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** BOS Legislation, (BOS) <bos.legislation@sfgov.org>  
**Subject:** Board File No. 260021 - 526 Vallejo

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

The Board of Supervisors:

I submit the attached statement regarding 526 Vallejo Street in strong support of the Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family unit.

Regards,

/s/ L. Monast

**FOR RECEIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION**

January 28, 2026

To: The San Francisco Board of Supervisors  
(Board.of.Supervisors@sfgov.org)

cc: BOS.Legislation@sfgov.org

Re: 524 Vallejo, 526 Vallejo Street,  
4A San Antonio Place, 4B San Antonio Place  
Board File No. 260021

Dear Board of Supervisors:

I lived at 524 Vallejo, which included a parking space in the garage, from 1984 to 2013, nearly 30 years. In 2013, I was forced out by Peter I. Iskandar (“Developer”) (<https://www.tridentsf.com/peter.html>) through a buyout arrangement at an amount that was inadequate considering what I gave up as a tenant. At that time, the building housed five tenants all under rent control, two of whom were seniors.

There were four units in this building during my residency. At the time of sale in 2010, three units were occupied with a total of five tenants: two (both seniors) in 526 Vallejo, one in 524 Vallejo, and one in 4B San Antonio; 4A San Antonio was vacant.

In 2013, all tenants were asked to leave through buyouts or be subject to eviction. By September 2013, electing to avoid legal action, all tenants accepted buyouts and moved out as it seemed that contesting it would only prolong the inevitable eviction. Tenants had little choice in the matter.

From 2010 to 2013, all plans that Developer shared with the community and the building residents showed the proposed redevelopment of the building would contain four separate units. During that time Developer offered each building resident the option of buying her or his unit after redevelopment. Developer offered me my unit (524 Vallejo) for purchase at \$550,000. No units were offered for rent after the completion of the redevelopment.

Understandably, when the building was sold in 2017 I was surprised to learn that it had been converted to a single family residence. I assumed the City & County of San Francisco (“City”) had approved the building plans converting the property from a four-unit building to a single-family building. I am dumbfounded that 15 years *after* the building was sold to Developer in 2010 this issue has come to light. This suggests that either (1) Developer saw a conflict with City documentation on this property and developed the property to what was most advantageous to him; (2) Developer made fraudulent representations to City that allowed him to redevelop the property as a single-family unit, not the four-unit building it had been for decades prior and initially proposed by him; or (3) a City employee knowingly turned a blind eye to Developer’s subterfuge.

Having reviewed the floorplans of the building sold in 2017 (found at Realtor.com  
[https://www.realtor.com/realestateandhomes-detail/524-526-Vallejo-St\\_San-Francisco\\_CA\\_94133\\_M26658-](https://www.realtor.com/realestateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M26658-)

**FOR RECEIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION**

The San Francisco Board of Supervisors  
Page 2 of 3  
January 28, 2026

18418#photo0) after Developer redeveloped the property (image follows), it is clear the property was intentionally converted from a four-unit building to a single family home during redevelopment since there is only ONE KITCHEN on the property located on the third floor. There was a small bedroom and bathroom on the 1<sup>st</sup> floor behind the garage, but it does not have a kitchen.



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Square footage and other information herein has been received from a variety of sources. Such information has not been verified by Bubble Real Estate # 01926718. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein utilizing licensed professionals where appropriate, before purchasing this property.

**FOR RECIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION**

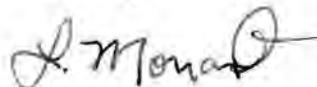
The San Francisco Board of Supervisors  
Page 3 of 3  
January 28, 2026

I wondered how it was possible for the Developer to eliminate four affordable rental units while obtaining all necessary permits and approvals by City Planners. I would have thought that was impossible.

I understand the homeowner's wish to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit, and they should not be penalized for the Developer's actions prior to their purchase. That said, it is important that City set an example that the demolition of badly needed affordable, rent controlled housing will not be tolerated or rewarded.

I write in strong support of Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family residence.

Sincerely,



L. Monast

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 3 Letters Regarding File No. 260042  
**Date:** Tuesday, January 27, 2026 12:05:24 PM  
**Attachments:** [3 Letters Regarding File No. 260042.pdf](#)

---

Hello,

Please see attached 3 letters regarding **File No. 260042**:

Resolution condemning Immigration and Customs Enforcement (ICE) for actions that have led to loss of life; urging state and federal partners to call for a third-party investigation on all deaths that have occurred as a result of actions taken by ICE officers; calling for a moratorium on ICE detention until a third-party investigation be conducted and corrective action be implemented; and reaffirming San Francisco's commitment to upholding Sanctuary City policies.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** [Cathy Couillard](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Demand for Justice & Independent Investigation into ICE Killings  
**Date:** Sunday, January 25, 2026 11:10:14 PM

---

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

Board of Supervisors,

I am writing as your constituent in San Francisco, and as an immigrant myself with many immigrant family members, to express my deep fear and concern over the recent killings of civilians by federal immigration agents in Minneapolis, including Alex Pretti and Renée Good. As someone who cares deeply about California's immigrant communities, these events leave me scared for our state and our future.

Multiple reports and video show that both individuals were killed in circumstances that demand serious scrutiny: Mr. Pretti was shot while only holding a phone and protecting others, and Ms. Good, a U.S. citizen, was also fatally shot while driving away in fear, yet federal authorities have not provided transparency, and the Department of Justice has refused to open an independent investigation. These actions have devastated families, eroded trust, and heightened fear among immigrants across the country.

I urge you to:

1. Publicly demand a truly independent investigation into both killings, outside of ICE and DHS. If we do not hold these federal agents accountable, they will become emboldened and the same thing could happen in SF / California soon.
2. Support legislation requiring independent oversight for all use-of-force incidents involving federal law enforcement.
3. Insist on full transparency—release all evidence, videos, and findings—for the victims' families and the public.

Justice and accountability should not depend on the agency involved. Californians, and all Americans, deserve to know these tragedies are fully and impartially investigated.

Thank you for your leadership. I need you to prioritize justice and real accountability in Washington.

Sincerely,  
Cathy Chou Couillard

**From:** [Bruce Hartford](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Support Resolution 260042  
**Date:** Monday, January 26, 2026 10:30:32 AM

---

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

At your meeting on Tuesday, I urge you to support Resolution 26004 condemning ICE, urging accountability measures, and reaffirming our commitment to being a sanctuary city.  
Sponsors: Chen; Walton, Fielder, Mahmood, Chan and Melgar

--  
Bruce  
Webspinner: Civil Rights Movement Archive (<https://www.crmvet.org/>)  
IndivisibleSF

**From:** [Erica Wang](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** January 27, 2026 - Board of Supervisors Public Comment on Agenda Item 260042  
**Date:** Monday, January 26, 2026 2:02:12 PM

---

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

Supervisors,

My name is Erica Wang, and I'm a San Francisco resident speaking in strong support of Resolution 260042.

This resolution is not only about condemning ICE's role in avoidable loss of life, but it is also about whether San Francisco's own leaders and institutions are truly living up to our Sanctuary City commitments. Last year, senior SFPD and Sheriff's officials made public remarks suggesting a duty to protect ICE agents from unarmed protestors, even after ICE agents pepper-sprayed community members and brandished a rifle outside the federal courthouse. That posture sends a dangerous message that local law enforcement may prioritize the safety and comfort of a federal agency with a documented record of abuse over the safety and constitutional rights of San Franciscans exercising their right to protest.

At the same time, the Mayor's Office has refused to release basic records about Mayor Lurie's phone call with President Trump, a call he says was instrumental in halting a threatened federal immigration enforcement surge in our city. Without transparency about what was discussed or promised, immigrant communities are left to wonder what, if anything, was traded away in their name. That secrecy undermines public trust and is incompatible with a city that claims to be a sanctuary for all.

For these reasons, I support Resolution 260042's call for a third-party investigation into all deaths linked to ICE actions and for a moratorium on ICE detention until that investigation is complete and corrective actions are in place. I urge you to pair that with robust oversight of SFPD and the Sheriff's Department to ensure they are not, in practice, shielding ICE from community accountability, and to demand full transparency from the Mayor's Office regarding any communications with the Trump administration on immigration enforcement.

San Francisco's Sanctuary City status must be more than a slogan; it must be reflected in how every arm of local government behaves when ICE shows up in our streets and our courts. Please pass Resolution 260042 and use it as a starting point for broader accountability and transparency across our city. Thank you.

Regards,  
Erica Wang  
District 11  
San Francisco Resident



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: January 27, 2026 - Board of Supervisors Public Comment on Agenda Item 260044  
**Date:** Tuesday, January 27, 2026 12:03:50 PM

---

Hello,

Please see below communication regarding **File No. 260044:**

Resolution supporting California State Assembly Bill No. 1537, introduced by Assembly Member Isaac Bryan, which seeks to prohibit peace officers from engaging in federal immigration enforcement activities through secondary employment, contracting, or volunteer service, and reaffirming San Francisco's commitment to community trust, public safety, and immigrant protections.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** Erica Wang <erica@ericawang.com>  
**Sent:** Monday, January 26, 2026 2:09 PM  
**To:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** January 27, 2026 - Board of Supervisors Public Comment on Agenda Item 260044

sources.

Honorable Members of the Board of Supervisors,

I am writing in strong support of Resolution 260044, endorsing California State Assembly Bill No. 1537 (Bryan) — a vital measure that upholds San Francisco's longstanding commitment to immigrant protections, community trust, and equitable public safety.

AB 1537 draws a clear and necessary boundary between local peace officers' responsibilities to our communities and the federal government's immigration enforcement activities. Preventing peace officers from participating in federal immigration enforcement — whether through secondary employment, contracting, or volunteer service — ensures that law enforcement remains focused on protecting all residents without bias, fear, or divided loyalties.

Over the past year, San Franciscans have watched with alarm as local law enforcement responses to ICE activity and anti-ICE protests have appeared to prioritize protecting federal immigration agents over safeguarding community members and journalists. Reports have documented SFPD officers standing by or intervening on behalf of ICE or alleged ICE agents during dangerous confrontations outside immigration court, including incidents where armed agents pointed a rifle at a reporter, drove a vehicle through a crowd of protesters, and where protesters reported being injured or arrested while exercising their First Amendment rights. Senior SFPD leadership has also publicly framed their role as "peacekeepers" between ICE and protesters and emphasized concern for "our fellow law enforcement agent or officer" in ways that suggest ICE's safety is being treated on par with or above the safety of vulnerable residents and demonstrators. These actions and statements undermine public trust, raise serious questions about compliance with local sanctuary laws, and highlight the urgent need for stronger, clearer limits on any form of participation in federal immigration enforcement.

When community members, regardless of immigration status, feel safe reporting crime or seeking help, everyone benefits. This policy protects not only targeted citizens and immigrants alike, but also the integrity and credibility of peace officers, whose work depends on mutual trust and cooperation. It reflects San Francisco's values of inclusion, safety, and respect for human rights, and it directly responds to community concerns about blurred lines between local policing and federal immigration enforcement.

I commend Supervisors Mahmood, Chen, and Walton for sponsoring this resolution and urge the full Board to adopt it. Upholding AB 1537 demonstrates our city's continued leadership in advancing just, humane, and community-centered public safety and in ensuring that no peace officer, in any capacity, participates in federal immigration enforcement that terrorizes our neighbors.

Thank you for your consideration.

Respectfully,

Erica Wang  
D11 Resident

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Object  
**Date:** Thursday, January 29, 2026 10:55:20 AM

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Hello,

Please see below communication regarding a proposed Amazon delivery center at 900 7th Street.

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](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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

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

From: xiaojing fang <[ruan1208@yahoo.com](mailto:ruan1208@yahoo.com)>  
Sent: Friday, January 23, 2026 8:22 PM  
To: Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
Subject: Object

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

I oppose the Amazon warehouse project.  
Sent from my iPhone