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Subject: 1151 Washington Street
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Dear Supervisors:

My husband and I own 1151 Washington Street. We stretched as a young couple in SF to buy a place in 2011 that we believed we could eventually expand to accommodate our growing family. As you know, in 2019, we tried to put an addition on our home; we were approved by Planning (a 2-year process), and then in 2021, the supervisors passed legislation calling for developers (which we are not) to maximize density and not build a dwelling more than 2,000 sq. ft in our district.

<https://sfbos.org/sites/default/files/r0010-21.pdf>

This is what we were told:

*“The Project is subject to the controls of interim legislation (Board File No. 201370, Resolution No. 10-21) which became effective in January 2021, applying to residential projects within RC, RM, and RTO Zoning Districts. **The legislation seeks to maximize residential density, and avoid the creation of larger dwelling units that are inherently less affordable.....**The proposed Project seeks to expand an existing, larger single-family residence in **a neighborhood that is characterized primarily by multi-family residential development....**The 3,571 square foot lot could support up to 9 units....The neighborhood is walkable and well served by transit, retail shopping, and parks, and is well-suited to the type of higher density residential development prioritized by the interim controls.”*

As such, after sinking a ton of money and time into our original project, we returned to Planning and asked them what was required to fit the new legislation. In working with them, we came up with a plan for smaller units, but not too small, which was 100% in-line with the legislation, CA state density controls, and strictly in line with the Maher ordinance. With lots of back and forth, it was determined that even if we tried a smaller footprint - 4 units, for example, the Planning commission might still deny it because it was not maximizing density. It was jointly decided with Planning that we propose maximum density as well as construct units that were at least two bedrooms in order to fully comply with the legislation.

After another long wait, we were finally approved by Planning:

*“On balance, the Project is consistent with the Objectives and Policies of the General Plan, including the newly adopted Housing Element. The Project Site is within a medium-density residential zoning district, which encourages both medium scale residential **infill development** that maximizes the amount and types of housing in the neighborhood ... The Project will replace an existing three-story single-family dwelling with a four-story 10-unit building, **well below the height limit of 65 feet**. One on-site affordable housing unit will be provided, which will assist in meeting the City’s*

*affordable housing goals... **The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.***

In partnership with Planning, we came up with something the city wants and needs, and our neighbors have since filed several appeals. Regardless of the content of their objections, their appeals are about one thing; these townhomes will block their views. Views are not protected in San Francisco, and we are hoping you will recognize we have worked very hard to come up with a plan that city planners like and San Francisco needs. The California Department of Housing and Community Development has reached out to us and has been following the process. We hope that you remain consistent with Planning and do not reverse their approval of this project.

Respectfully,

Alison Davis

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