From:	BOS Legislation, (BOS)
To:	Carroll, John (BOS)
Cc:	BOS Legislation, (BOS)
Subject:	FW: VOTE of NO CONFIDENCE for BOS Agenda Item #23 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #230808
Date:	Tuesday, March 5, 2024 10:38:18 AM

From: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Sent: Tuesday, March 5, 2024 10:36 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@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>; Entezari, Mehran (BOS) <Mehran.Entezari@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: FW: VOTE of NO CONFIDENCE for BOS Agenda Item #23 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #230808

From: aeboken <aeboken@gmail.com>
Sent: Tuesday, March 5, 2024 9:44 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>
Subject: VOTE of NO CONFIDENCE for BOS Agenda Item #23 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #230808

TO: BOS members

FR: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District File #230808

Position: Vote of No Confidence

SPEAK's position is a vote of no confidence for this legislation and its sponsors.

Although the boundaries of this Special Use District (SUD) are within the Coastal Zone, this legislation does not acknowledge that fact.

Although the boundaries of this SUD include the neighborhoods north of Sloat Blvd, this legislation does not include the neighborhoods south of Sloat Blvd.

More specifically, the Lakeshore Country Club Acres neighborhood is not within the boundaries of this SUD.

This legislation is Board File #230808 which is a duplicated file of Board File #230026.

It was unclear to the Planning Commission why there were two pieces of legislation rather than the Board of Supervisors working collaboratively on a single piece of legislation.

The Planning Commission urged the BOS to work collaboratively on legislation rather than members working on their own bill packages as is the norm in Sacramento.

Although this legislation has the title of Family and Senior Housing Opportunity Special Use District, Planning Commissioner Moore described it as lot merger legislation.

In a more general statement, Planning Commissioner Diamond stated that dense infill projects should have step downs to avoid sticking out like a sore thumb.

The sponsor states that this legislation is based on Dom-i-City.

However, when Dom-i-City was presented at the Coalition for San Francisco Neighborhoods, its District 4 member, SPEAK, was one of those most opposed to the concept. District 7 members were the most supportive of the Dom-i-City concept. And yet, the boundaries of this legislation do not include District 7.

The Dom-i-City concept overall received mixed reviews with the Coalition for San Francisco Neighborhoods as a whole taking a neutral position on Dom-i-City.

It's questionable that the boundaries for this Board File #230808 are solely in District 4 and only in the neighborhoods which were in District 4 prior to the most recent redistricting. This could imply a carpetbagger mentality.

The example for the Dom-i-City concept most cited by the District 4 Supervisor is Gus's on Noriega Street.

And yet, Gus's is solely market rate apartments with no parking along with a high end grocery store. The Gus's project has no step downs so it does stick out like a sore thumb.

The District 4 Supervisor has stated that everyone loves the Gus's project. This is a

misrepresentation.

The Gus's project could be seen as the gentrification of a historically working class neighborhood.

The Dom-i-City concept has also been referred to as Paris in the Sunset.

However, the ideology that San Francisco should be more like Paris was first proposed by Acting Planning Director Amit Ghosh when Willie Brown was Mayor.

The idea was repudiated then and should be repudiated now.

The Montparnassre Tower in Paris is 690 ft in height. The surrounding neighborhood has seen gentrification.

That Paris or any other city would be emulated as a template for San Francisco is questionable.

Once again, SPEAK's position on Board File #230808 is a vote of no confidence.

###

From:	Shawna J. Mcgrew
To:	Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); Board of Supervisors (BOS); Engardio, Joel (BOS)
Subject:	VOTE AGAINST
Date:	Monday, February 26, 2024 8:00:53 AM

Please vote against a deceptive so-called housing bill.
Supervisor Engardio is presenting to you "Family & Senior Housing Opportunity Special Use District" Item # 3
It is a disguised Big Development opportunity to tear down, maybe even a 3 lot mergers, single family houses and put up expensive units/condos. Where will the tenants go when their living space is torn down? will they be able to return at their same rent? You and I know that answer NO.
And if this is such a great idea why not in Supervisor Engardio's area Lakeside Village?
Does this legislation have anything to do with trying to weaken the California Coastal Commission?
Not a stupid voter
Shawna McGrew

From:	Jean Barish
To:	Steve Ward; Shawna J. Mcgrew; Judi Gorski; zrants; Thomas Soper AIA; R L; Michael Nohr; Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); BOS-Legislative Aides; Board of Supervisors (BOS); nlfederico@msn.com; CSFN; Mid Sunset Neighboorhood Association; Lori Brooke; Livable California; Maren Larsen; Buffy Maguire; Greg Gotelli; Asima Arif; Patrick Maguire
Subject:	Re: Monday 1:30 PM BOS LUTC Vote on Engardio Sunset Lot Merger Ordinance
Date:	Saturday, February 24, 2024 10:38:52 AM

Big money / big developers / selling out SF. That pretty much sums it up.

Here's some more info: https://missionlocal.org/2024/02/explore-big-money-san-francisco-growsf-togethersf-neighbors-larsen-moritz-tan-web/?ref=parallelmirror.com

And on Monday a more detailed report is coming out at:
https://www.phoenixprojectnow.com/thephoenixpapers

Jean
Jean B Barish
jeanbbarish@hotmail.com

Stay safe and be well

From: Steve Ward <seaward94133@yahoo.com>
Sent: Saturday, February 24, 2024 10:29 AM
To: Shawna J. Mcgrew <sunsetfog@aol.com>; Jean Barish <jeanbbarish@hotmail.com>; Judi Gorski <judigorski@gmail.com>; zrants <zrants@gmail.com>; Thomas Soper AIA <tsarchaia@gmail.com>; R L <redpl@aol.com>; Michael Nohr <mikejnohr@aol.com>; aaron.peskin@sfgov.org <aaron.peskin@sfgov.org>; dean.preston@sfgov.org <dean.preston@sfgov.org>; john.carroll@sfgov.org <john.carroll@sfgov.org>; bos-legislative_aides@sfgov.org <bos-legislative_aides@sfgov.org>; board.of.supervisors@sfgov.org <board.of.supervisors@sfgov.org>; nlfederico@msn.com <nlfederico@msn.com>; CSFN <csfninfo@gmail.com>; Mid Sunset Neighboorhood Association <2550irvingcommunity@gmail.com>; Lori Brooke <lorimbrooke@gmail.com>; Livable California <admin@livableca.org>; Maren Larsen <foggyquilter@gmail.com>; Buffy Maguire <buffy@javabeachcafe.com>; Greg Gotelli <greg@fashiondrapery.com>; Asima Arif <asimaarif@gmail.com>; Patrick Maguire <sirpatrickmaguire@gmail.com>
Subject: Re: Monday 1:30 PM BOS LUTC Vote on Engardio Sunset Lot Merger Ordinance

They are selling out the the Sunset and San Francisco in general to development, real estate and so-called non-profit interests for political gain.
I hope voters become aware before it's too late.

Steve Ward
please forward to your list.

On Saturday, February 24, 2024 at 08:16:08 AM PST, Michael Nohr <mikejnohr@aol.com> wrote:

Why are a handful of people voting on items like this that affect everyone.

It should go to a vote of the people.

On Friday, February 23, 2024 at 05:31:59 PM PST, R L <redpl@aol.com> wrote:

They are just DISGUSTING

Sent from my iPad

Begin forwarded message:

> **From:** Evan Rosen <er@sonic.net>
> **Date:** February 23, 2024 at 5:09:20 PM PST
> **To:** RL <redpl@aol.com>, "Shawna J. Mcgrew" <sunsetfog@aol.com>
> **Subject: Monday 1:30 PM BOS LUTC Vote on Engardio Sunset Lot Merger Ordinance**
>
> Hi Renee and Shawna,
>
> As a reminder, on **Monday (2/26) at 1:30 pm in room 250 at City Hall**, the Board of Supervisors Land Use and Transportation Committee will vote on Supervisor Engardio's latest bad idea which he is marketing as the "Family and Senior Housing Opportunity Special Use District." It's item #3 on this agenda:
> https://sfbos.org/sites/default/files/lut022624_agenda.pdf
>
> Supervisors Engardio and Melgar are sponsoring the SUD ordinance targeting corner houses for demolition and promoting lot mergers.
> The proposed SUD is bounded by 19th Avenue to Great Highway and from Sloat to Lincoln---in other words, the whole Sunset/Parkside.
>
> The SUD authorizes up to 6 units per corner lot or one unit per 1000 square feet of lot area, whichever is greater.
> The SUD also authorizes up to **18 units per corner lot or one unit per 1000 square feet of lot area, whichever is greater, resulting from 3 lot mergers** and 12 units per corner lot or one unit per 100 square feet of lot area, whichever is greater, for **2 lot mergers**.
>
> Details here: https://sfgov.legistar.com/LegislationDetail.aspx?ID=6285923&GUID=4CEFA7D9-8381-43A3-B486-3EA947C494E8
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> Supervisor Engardio lives in a single family house just outside the southern boundary of the SUD, while Supervisor Melgar lives in a single family house east of the SUD boundary. Accordingly, neither sponsor will be personally impacted by the SUD.
>
> We need people to tell President Peskin and Supervisor Preston (the third committee member is Melgar) to table or vote against this ugly SUD ordinance in committee before the Board of Supervisors approves it.
>
> Below are the addresses to send comments. Of course, **in-person testimony** is even

better.

aaron.peskin@sfgov.org
dean.preston@sfgov.org
john.carroll@sfgov.org [clerk of committee]
bos-supervisors@sfgov.org
bos-legislative_aides@sfgov.org

Evan

From:	Steve Ward
To:	Shawna J. Mcgrew; Jean Barish; Judi Gorski; zrants; Thomas Soper AIA; R L; Michael Nohr; Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); BOS-Legislative Aides; Board of Supervisors (BOS); nlfederico@msn.com; CSFN; Mid Sunset Neighboorhood Association; Lori Brooke; Livable California; Maren Larsen; Buffy Maguire; Greg Gotelli; Asima Arif; Patrick Maguire
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Details here: https://sfgov.legistar.com/LegislationDetail.aspx?ID=6285923&GUID=4CEFA7D9-8381-43A3-B486-3EA947C494E8

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Below are the addresses to send comments. Of course, **in-person testimony** is even better.

aaron.peskin@sfgov.org
dean.preston@sfgov.org
john.carroll@sfgov.org [clerk of committee]
bos-supervisors@sfgov.org
bos-legislative_aides@sfgov.org

Evan

From:	Steve Ward
To:	rom: aeboken; Melgar, Myrna (BOS); MelgarStaff (BOS); Preston, Dean (BOS); PrestonStaff (BOS); Peskin, Aaron (BOS); PeskinStaff (BOS); Horrell, Nate (BOS); Carroll, John (BOS)
Subject:	Fw: Strongly Urging Land Use and Transportation Committee to Either TABLE or OPPOSE Agenda Item #3 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #240808
Date:	Monday, February 12, 2024 12:01:29 PM

----- Forwarded Message -----
From: aeboken <aeboken@gmail.com>
To: aeboken <aeboken@gmail.com>
Sent: Monday, February 12, 2024 at 12:20:48 AM PST
Subject: FW: Strongly Urging Land Use and Transportation Committee to Either TABLE or OPPOSE Agenda Item #3 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #240808

Hi all,

If anyone wants to weigh in on this, please send emails on Monday February 12 before noon as the meeting starts at 1:30pm.

I'll be there in person to provide public comment.

Best,

Eileen

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: aeboken <aeboken@gmail.com>
Date: 2/12/24 12:13 AM (GMT-08:00)
To: Myrna Melgar <myrna.melgar@sfgov.org>, Myrna Melgar <melgarstaff@sfgov.org>, dean.preston@sfgov.org, prestonstaff@sfgov.org, "Aaron Peskin (BOS)" <aaron.peskin@sfgov.org>, peskinstaff@sfgov.org, Nate Horrell <nate.horrell@sfgov.org>, John Carroll <john.carroll@sfgov.org>
Subject: Strongly Urging Land Use and Transportation Committee to Either TABLE or OPPOSE Agenda Item #3 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #240808

TO: Land Use and Transportation Committee members

FR: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Agenda Item #3 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use

District] File #240808

Position: TABLE or OPPOSE

This legislation has numerous flaws in both the legislation itself and in the narrative supporting it.

When this legislation was heard at the Planning Commission, Commissioner Moore described it as lot merger legislation. The title does not reflect this.

During that same Commission hearing for public comment, it was stated that this duplicated file seemed to mirror how the state legislature works. Each state legislator wants their own bill package. This is how multiple bills on the same topic are introduced in a process referred to as the buckshot approach.

After public comment had closed, Commissioner Moore cited the significant number of agenda items on legislation and urged Supervisors to work collaboratively on a single piece of legislation rather than introducing multiple pieces of legislation related to the same topic.

At a subsequent Planning Commission hearing regarding upzoning, Commissioner Diamond suggested that dense infill projects should have step downs so that they will avoid sticking out like a sore thumb.

The dense infill project in District 4 which the sponsor often cites as widely supported is the Gus's Market project at 3701 Noriega.

However, this project has no step downs. So, by Commissioner Diamond's own definition, this project sticks out like a sore thumb.

The 3701 Noriega project is entirely market rate units. It has an onsite fitness center and a rooftop gathering area. It has a high end grocery store. There is no onsite parking for either the grocery store or the residents.

The project could be seen as gentrification in an historically working class neighborhood.

The boundaries for this SUD legislation do not include neighborhoods south of Sloat Blvd even though the Sloat Blvd and Ocean Avenue blocks in District 4 have very wide streets which would allow for densification.

The only areas in this SUD legislation are north of Sloat Blvd which could be seen as a carpetbagger mentality.

The sponsor refers to the concept of Dom-i-City and cites three emails in support of the concept. However, a handful of emails does not indicate widespread support.

The Dom-i-City concept was presented at the West of Twin Peaks Central Council as well as the Coalition for San Francisco Neighborhoods. Both presentations received mixed reviews.

The sponsor has previously cited election results as proof of District 4 support for Dom-i-City. This is flawed logic as election results do not confirm acceptance.

The District 4 working class neighborhoods are unfairly disparaged as being cookie cutter row houses.

However, the Dom-i-City concept relies modular design in the same way as the single family row houses relied on modular design.

Dom-i-City projects could be seen as one more reason to disparage the Sunset and Parkside neighborhoods.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	Evan Rosen
To:	Peskin, Aaron (BOS); Preston, Dean (BOS); Carroll, John (BOS); BOS-Supervisors; BOS-Legislative Aides
Subject:	Strongly OPPOSING File #230808 "Family and Senior Housing" SUD
Date:	Monday, February 12, 2024 11:54:51 AM

President Peskin, Supervisor Preston and colleagues,

The marketing handle of "Family and Senior Housing Special Use District" belies the nefarious intent of this legislation. The ordinance declares open season for unbridled demolition and development in the Sunset/Parkside and would forever disrupt life as we know it in the neighborhood. Some of the most distinctive houses that distinguish the Sunset/Parkside districts are on corner lots. The objective of the ordinance is to demolish these corner houses and replace them with box-designed multiplexes to warehouse people. Further, the objective is to merge multiple lots and disrupt tightly-knit communities of people living in houses while turning these areas into something resembling Miami Beach.

Supervisor Engardio lives in a single family house just outside the southern boundary of the SUD, while Supervisor Melgar lives in a single family house east of the SUD boundary. Accordingly, neither sponsor will be personally impacted by the SUD.

While supervisors are often inclined to defer to the district supervisor and support legislation introduced by a district supervisor impacting that supervisor's district, this unwritten code is outdated and must change! It is not reasonable for a supervisor to simply check the ordinance or, in this case, the SUD map to see if it impacts his or her district---and if it doesn't, move it forward.

Supervisors must take responsibility for their votes on legislation that impacts any district, particularly when the legislation has ramifications for the entire City and County of San Francisco.

Please vote NO.

Evan Rosen

From:	Thomas Schuttish
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); Preston, Dean (BOS); PrestonStaff (BOS); Peskin, Aaron (BOS); PeskinStaff (BOS); Horrell, Nate (BOS); Carroll, John (BOS)
Subject:	Agenda Item #3 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #240808
Date:	Monday, February 12, 2024 7:23:39 AM

Dear Chair Melgar, President Peskin and Supervisor Preston:

Good morning.

Regarding this Item #3 on your Agenda at the LUT today, I want to make two points for you to consider

First.

This geographic area of the City covered by this Board File #24808 has many, many blocks already proposed for "*up zoning"* at the corners along the transit corridors. This Rezoning from the Mayor's "Housing for All" initiative, will allow for greater densities and heights and has not been finalized. *And in fact the Planning Commission has delayed further Informational Hearings on the Rezoning into March and perhaps beyond.*

Please look at this interactive map put out by the Planning Department with the proposed Rezoning to understand what is being proposed at *every corner along the transit corridors in this geographic area*. It is extensive.

https://experience.arcgis.com/experience/6e0e399f9c82456dbda233eacebc433d/

This ongoing Rezoning process at the Planning Commission should be concluded before Board File #240808, which would up zone *every* corner in this geographic area, is approved.

Second.

Financial Feasibility Study on the Mayor's Rezoning from the Planning Department's Consultant have not yet been published. The Supervisors need to read and understand this study before Board File #240808 is approved just as this Feasibility Study is needed to understand the Mayor's Rezoning. The Study has been delayed since last year apparently due to incorporating all the legislation from Sacramento. Board File #240808 should not be approved until the Supervisors and the public can read this Study.

Thank you.
Sincerely,
Georgia Schuttish

From:	aeboken
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); Preston, Dean (BOS); PrestonStaff (BOS); Peskin, Aaron (BOS); PeskinStaff (BOS); Horrell, Nate (BOS); Carroll, John (BOS)
Subject:	Strongly Urging Land Use and Transportation Committee to Either TABLE or OPPOSE Agenda Item #3 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #240808
Date:	Monday, February 12, 2024 12:13:59 AM

TO: Land Use and Transportation Committee members

FR: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Agenda Item #3 [Planning Code, Zoning Map - Family and Senior Housing Opportunity Special Use District] File #240808

Position: TABLE or OPPOSE

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###

From:	aeboken
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); Preston, Dean (BOS); PrestonStaff (BOS); Peskin, Aaron (BOS); PeskinStaff (BOS); Carroll, John (BOS)
Subject:	Strongly urging CONTINUANCE for Land Use and Transportation Committee February 5, 2024 Meeting Agenda Item #3 [Planning, Subdivision, Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District] Duplicated File #230808
Date:	Monday, February 5, 2024 11:58:54 AM

TO: Land Use and Transportation Committee members

FR: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Planning, Subdivision, Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District] Duplicated File #230808

Position: Strongly urging a CONTINUANCE

SPEAK is strongly urging the Committee to continue this item due to the fact that the newest feasibility study for the rezoning process has yet to be released.

The Department staff initially stated last November that this feasibility study would be released before the end of 2023 with an informational hearing at the Planning Commission in December of 2023.

The upcoming feasibility study for the rezoning process could provide information that would be pertinent to the typology of the 65 corner lots being proposed in this duplicated file.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	Thomas Schuttish
To:	Major, Erica (BOS)
Subject:	LUT June 12, 2024 Item No. 6 Family Housing Opportunity SUD Case Number 2023-000413PCAMAP (Board File No. 230026)
Date:	Sunday, June 11, 2023 4:11:53 PM
Attachments:	#2021-012246PCA.pdf

Dear Ms. Major:

Attached are my comments (a pdf and the email below) for the LUT hearing on Monday June 12th for Board File No. 230026, Item No. 6.

This is what I sent in to the Planning Commission when this File was heard on June 1st.

Also do you think this Item will be heard as scheduled or do you think it will be continued?

Thanks much and take good care.
Sincerely,
Georgia Schuttish

Begin forwarded message:

Dear Commissioners:

Attached are the comments I submitted last year for Supervisor Safai's proposed legislation which I think are also applicable to Supervisor Melgar's legislation that will be before you on June 1, 2023. Some of the comments submitted also concern SB 9.

While her legislation is both broader and more specific than his, the points raised in the attached pdf apply. **Particularly the point regarding the concern raised by Planning Department Staff about low income home owners "cashing out" under SB 9 *(See page 14 of Executive Summary, October 21, 2021)*. There are probably many low income home owners in the Well Resourced Neighborhoods.**

***I also want to add a few more points*:**

1. If there is no 311 Notification, does that mean there will be no PreApp Notice? The PreApp Notice is linked with the 311 Notification criteria. Will the only

Notice to immediately adjacent neighbors be a form letter from DBI about a Demolition?
What if the project is a major Alteration? Without any appeal process to the Board of Appeals how will adjacent property owners have any leverage to protect their property from damage, particularly the undermining of foundations which is a real issue where there are zero lot lines. It seems like developers will have no incentive to "be kind and considerate" to the neighboring property owners.

2. A year is too short of a time for ownership. It is not uncommon for developers to hold onto properties for longer than that. One year will encourage and allow for speculative development. And the Staff Report's **Recommendation 4** on page 12, to eliminate the one year ownership requirement will only turbo-charge speculation by developers. [See Finding (o) on page 6 of the proposed Ordinance].

3. Finally. According to a May 23, 2023 SF Chronicle article Supervisor Melgar and the Mayor are proposing legislation to allow for "*denser housing*" along many commercial corridors. I think the general public awareness of the 2024 Housing Element is that is where — *on the commercial corridors* — development would occur on the Westside — not on the neighboring Avenues. It is highly unlikely the existing housing in St. Francis Wood or Balboa Terrace or Ingleside Terrace or West Portal or Seacliff or the Marina will be demolished to create multi-unit housing. But there are blocks and blocks of sound housing in the Richmond and the Sunset that will be vulnerable to speculation and demolition.
The legislation proposing housing on the commercial corridors — that are also transit corridors — should be considered and approved first before transforming half the City into an SUD.

Thank you.
Georgia Schuttish

QUESTION #1

Sometimes overlooked in all the discussions about increasing density in the RHD's is the statement on page 14 (attached) of the Staff's October 21, 2021 analysis of SB 9. This is true for this PCA as well. ***How can this bad outcome be prevented?*** Here is the statement:

"Without City investment in programs that support owner-occupied development, such as construction loans or funding prioritized for owners of color or low-income owners, the more straightforward option would be for existing owners to sell their property, or "cash out," and leave San Francisco for areas with lower home costs".

QUESTION #2

This PCA proposes getting rid of 311 Notification, Discretionary Review and Section 317. All three allow for transparency and full participation of the public whether tenants or property owners.

The published Century Urban Feasibility Studies do not explicitly analyze getting rid of these in the analyses with the Staff Reports. According to the May 6, 2022 Staff Report it states that the assumption is one year for the project to be completed. And also, that the fees will be limited to no more than $10K. In fact in some of the emails between Staff last year, it was stated that Century Urban was reluctant to factor in ministerial review into their analysis. ***Is this so?***

Here are some more questions:

1. *On average how much does 311 Notification cost a developer?*
2. *How many 311 Notifications lead to Discretionary Review?*
3. *How many Discretionary Reviews are withdrawn before the hearing?*
4. *How often does Discretionary Review either find or correct "errors" in a project?*
5. *What is the housing policy rationale for Section 317?*
6. *What is the intent of the conditions in Conditional Use regarding the outcome of a project?*

Attached is an article from the San Francisco Chronicle which offers conflicting statements about densification. On the one hand the problem is the physical constraints of building four units, but on the other hand, regardless of the physical limitations in designing a four-plex on the typical San Francisco lot, the real problem is is too much process! ***How can it be both?***

Also attached are annotated printouts of five multi-unit projects with entitlements that are now for sale. This illustrates the speculative fever (or commodification) in housing and the issue raised in **Question #1** above. Please note the asking price for these entitlements. ***Is this now the market?*** Four of the five could have been "refreshed" to provide housing these past years.

QUESTION #3

Century Urban writes that the most financially feasible outcome may be to preserve, and not demolish, an existing SFH and add a unit creating a duplex in an SB9 scenario. (Again this has ramifications for the "cashing out" issue in **Question #1**). See the Century Urban studies for January 31st (page 4) and May 6th (page 3) attached to the Staff Reports in the agenda packet. ***Has the Commission had an update on the details of the project applications under SB 9 and should such an update also include an update on the Residential Flat Policy and any mergers of dwelling units per Section 317 (b) (7)?***

SB 9 does not produce below-market-rate (BMR) units, without a substantial increase in supply, it will not realistically assist moderate, low, or extremely low income households (below 120% AMI) obtain housing.

Many areas of the city with lower land values, high percentages of households of color, and/or with lower outcomes in health, wealth, and life expectancy also have high rates of owner-occupied single family housing, for example, the Bayview (73%), Visitation Valley (70%), and Outer Mission (75%). SB 9 may offer these homeowners the opportunity to add units for extended families or to generate rental income, or gain wealth through lot splits. However, there are significant hurdles to realize these gains. Acquiring financing for project development, navigating a complex permitting process, and having the resiliency to manage the significant disruption and take financial risks of construction are major barriers facing existing homeowners in communities of color and low-income communities. Without City investment in programs that support owner-occupied development, such as construction loans or funding prioritized for owners of color or low-income owners, the more straightforward option would be for existing owners to sell their property, or "cash out," and leave San Francisco for areas with lower home costs. While the bill includes a provision that the applicant of an SB 9 lot split is required to occupy one of the housing units as their principal residence for a minimum of three years from the date of the lot split approval, it does not apply to SB 9 project without the lot split. And while selling may financially benefit an individual household, this practice has been incrementally devastating to communities of color, Cultural Districts, and areas of the city where residents have a common sense of cultural identity, and a historic and major loss to San Francisco as a whole.

Additional Considerations

Beyond the issues addressed above, there are unintended consequences for any legislation and these conditions can be difficult to study and anticipate. Some property owners or developers may use SB 9 to streamline the redevelopment of smaller, existing homes into larger, more expensive single family homes with a small additional unit that may never be rented, undermining the intent of creating more housing stock. Renters are protected by SB 9, but may be vulnerable to unscrupulous landlords due to a variety of circumstances, like being undocumented, in a dire financial state, or otherwise exploited. While the city must implement projects that meet the requirements of SB 9, and other state requirements such as SB 330, the Housing Accountability Act, and others, it may also consider allowable measures to tailor SB 9 through local implementation such as creating owner-occupied development programs that prioritize households of color and low income households, unit parity requirements that balance housing unit size, or others new programs.

SB 10 Summary

Senate Bill 10 (Wiener)[7] authorizes a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance if the parcel is located in a transit-rich area or an urban infill site. Specifically, this bill:

[7] The legislative history and full text of the bill is available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10

247

30.5 x 120

6TH AVE = 3,660 SQ FT

San Francisco Chronicle

SFCHRONICLE.COM | Sunday, F

unlikely … housing c…

Zoning from page A1

2,700 square feet — which doesn't allow much room to shoehorn four units. And vacant lots are rare, as are "tear downs," small and outdated homes that don't have much value.

Sean Kieghran, president of San Francisco's Residential Builders Association, said he supports getting rid of single-family only zoning but doesn't think it will result in many new units. Kieghran said that building fourplexes requires either two staircases or a staircase and an elevator, which takes up too much of the site.

And, unless the city streamlined the process of building a fourplex on a single-family lot, builders would run into too many bureaucratic obstacles, Kieghran said. "With how long it takes to get through planning and fire and DPW and all the other red tape it's not likely we are going to see anybody building fourplexes anytime soon," he said.

Before the late 1960s, San Francisco developers regularly built two-, three-, and four-unit buildings. Stacked flats were the bread and butter of San Francisco's housing stock. But in the late 1960s and 1970s a series of laws changed that, and the majority of the city, especially the west side, was rezoned to prohibit anything but single-family homes.

One of the few architects to design fourplexes on single-family sized lots in the last few decades is Daniel Solomon, who has worked on three such projects. One of those is at 247 27th Ave., a

quar… that … roof-… Golde… yond… into a … typical … trict — … homes, … or three … apartme… corner.

"These … ects, but t… big dent in … Solomon sa… a tool to cre… duction is a … completely f… because som… ted doesn't n… It's very hard … lot or tear do… would work."

He said the … designed and … itable, but bare… took as much t… and execute as … complexes his f… known for.

"You would ne… developer willing … risk on a minusc… an architect who … damage," he said. … complicated little p… the absolute opposi… omy of scale."

While lots are big … East Bay, there are s… of obstacles, accordi… Anthony, a veteran C… builder. Land is expe… neighbors unreceptive … velopment, and curre… quirements — 12-foot … ways, open space requ… ments, parking minim… would make four units … sible unless it's a large …

And the projects wou… expensive — four 1,250-…

Effort to add housing praised, scorned

Zoning changes unlikely to end Bay Area crisis

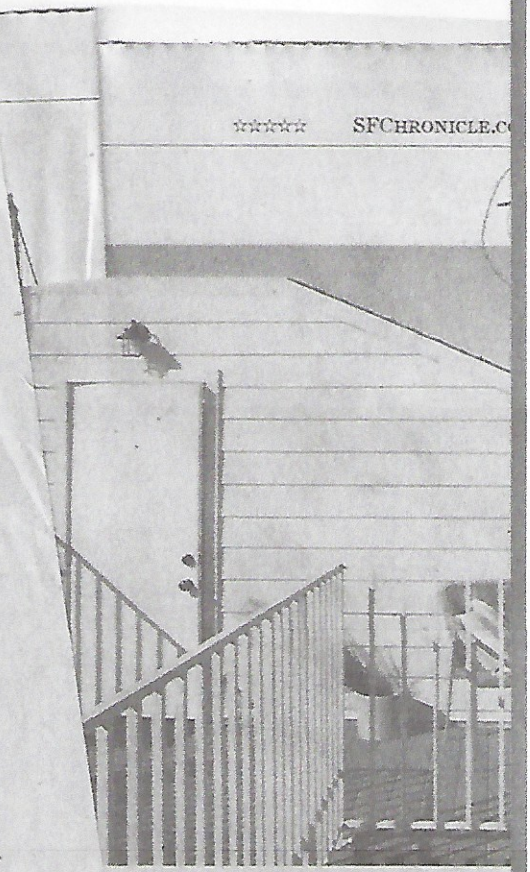
By J.K. Dineen

The national movement to eliminate exclusionary single-family zoning is picking up steam in the Bay Area as cities explore the benefits of getting rid of a land use policy designed to keep people of color and working class families out of certain neighborhoods.

Last week, the city councils in Berkeley and South San Francisco took steps to end single-family zoning, with Berkeley promising to get rid of it within a year and South City initiating a study as part of its general plan update. After the Berkeley vote, Council Member Terry Taplin, one of the authors of the resolution, called it a "historical moment for us in Berkeley."

But while the movement to allow multifamily buildings in zones previously limited to single-family homes is being embraced as a correction of past discriminatory policies — Sacramento, Oregon and Minneapolis have passed such laws — the question of whether it will actually increase housing production is a lot more complicated, according to builders and architects.

In particular, building "fourplexes" — the four-unit building type that has been promoted as a more democratic, sustainable and affordable alternative to the single-family homes — is challenging in fully built …enters such as



…k of 247 27th Ave. in San Francisco. The … Most single-family lots in the city are t…

One of … bedroo… the thi… floor o… 27th A… movem… end zo… for sin… family … is gain… steam … the Ba…

…l likely … illion, … s, loan … g it … es, … ce of … pro… …d to … … a … … or … …

much to qualify for sub… housing. To hit the mis… middle in San Francisc… units would have to be… able to households ma… between 80% to 120% … median income, which… family of four is betwe… $102,500 and $153,700…

Opponents to the u… fear that it could lead … placement. South San… co Mayor Mark Addie… developers could targ… single-family rentals … vide some of the city's… affordable housing.

"I am fearful that t… houses to be gobbled … developers might be …

565 29Th St, San Francisco, CA 94131

$2,290,000
Buy with Redfin: $2,284,128 >

6 Beds | **5** Baths | **4,270** Sq Ft

APPROVED AS ALTERATION W/2ND UNIT
APPLIED 5/2019 - SITE PERMIT APPVD - 12/2020

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About This Home

Shovel Ready! Build your own dream home! Great investment opportunity! 587 29th street sold for $6,005,000
Listed by Fiona Zhao • DRE #01996841 • HomeSmart Optima Realty, Inc
Redfin last checked: 12 minutes ago | Last updated July 13, 2022

• Source: bridgeMLS, Bay East AOR, or Contra Costa AOR #41001360

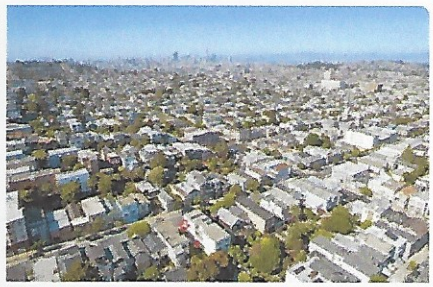
Home Facts

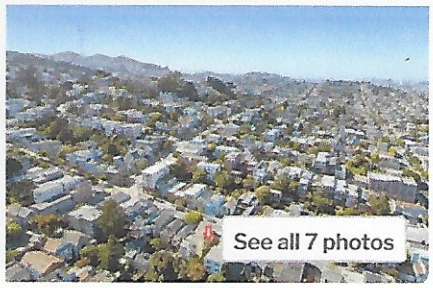
Status	New	Time on Redfin	8 hours
Property Type	Single Family Residential	Baths	4 full, 2 partial
Year Built	1910	Community	Noe Valley
Lot Size	2,850 Sq. Ft.	MLS#	41001360

Price Insights

List Price	$2,290,000	Est. Mo. Payment	$12,758
Redfin Estimate	$2,399,762	Price/Sq.Ft.	$536

SOLD 2018 — $1.365M
"PENDING" SALE 2020 — $1.895M
"ACTUALLY" SOLD 2021 — $1.788M
LISTED 2/22 — $2.31M
REMOVED 5/22
RE-LISTED 7/22 — $2.29M





461 29th St, San Francisco, CA 94131

$2,669,000
Est. $14,876/mo Get a custom quote

— Beds — Baths 2,848 Sq Ft (Lot)

APPROVED AS CUA — 1/2020
SITE PERMIT ISSUED — 2/2021
OLD BUILDING DEMOLISHED — 6/2021

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About This Home

Rare Fully Entitled and shovel ready development site. Build 2 brand new luxury condos and 1 ADU on a vacant view lot in desirable Noe Valley. The design includes is 2 story over garage approximately 6100 square feet with private roof deck for units 2 & 3, (2 Car Garage Parking). Unit 1 consists of 3Br + Office /2.5Ba, 1800 sq. ft. with ample outdoor space. Unit 2 consists of 2Br/2Ba, 1508 sq.ft. with private roof deck. Unit 3 consists of 3Br + Office/2.5Ba, 1458 sq. ft. with private roof deck. The property is located in the heart of Noe Valley with views of downtown San Francisco skyline and beyond, within walking distance to Noe Valley, shops, restaurants, and transportation. Plans are available upon request.

Show Less

Listed by Gary Tribulato • DRE #01220884 • Corcoran Global Living
Listed by Gregory Tribulato • DRE #01763336 • Corcoran Global Living
Redfin last checked: 9 minutes ago | Last updated July 15, 2022

• Source: San Francisco MLS #422678386

Home Facts

Status	Active	Time on Redfin	4 hours
Property Type	Vacant Land	Community	San Francisco
Lot Size	2,848 Sq. Ft.	MLS#	422678386

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SOLD 11/2017 — $1.2M
SOLD 12/2017 — $1.475M
LISTED 6/2021 — $2.495M
LISTED 7/2022 — $2.669M

4234 24th Street

San Francisco, CA 94114

☆ Save Share

$3,249,000 Price | **6** Beds | **4** Baths | **1** 1/2 Bath | **5,100** Sq. Ft. | **$637** per Sq. Ft.

LISTING UPDATED: 05/31/2022 11:52 AM

Status	Coming Soon
MLS #	422659869
Days on Compass	-
Taxes	-
HOA Fees	-
Condo/Co-op Fees	-
Compass Type	Single Family
MLS Type	Residential / Single Family Residence
Year Built	-
Lot Size	0.07 AC / 2,944 SF
County	San Francisco County

Entitled Plans for a 4-level New Construction compound in the best Noe Valley location. A flexible floor plan featuring sophisticated modern interiors, iconic hillside views, flat walk-out yard, and stately kitchens designed for indoor/outdoor entertaining. Warm natural light fills the voluminous living spaces through oversized windows, with each level enjoying access to the outdoors. Complete with an elevator, this home will provide generous possibilities to exceed the needs of individuals, couples, families, and entertainers alike. The 2nd dwelling allows for flexibility of use while providing privacy for each family member or occupant. Neighborhood staples at your doorstep include the Noe Playground with hoops and tennis, Philz Coffee, Firefly Restaurant, + Rin's Thai, along with Whole Foods and popular cafes and eateries. *Photos are architectural renderings.

Collapse ▲

UNOCCUPIED SINCE 2019?

CONTACT AGENT(S)

Name

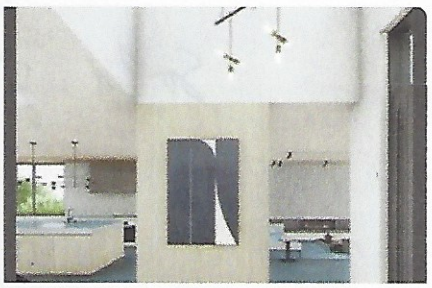
Email

Phone

I would like more information about 4234 24th Street.

Send Message

SOLD 7/2019 — $1.85
APPLIED 9/2019
CUA - 7/2021
PERMIT ISSUED — 7/2022
LISTED JUNE 2022 - $3.249M



4250 26th St, San Francisco, CA 94131

$3,989,000
Est. $22,233/mo Get a custom quote

6	6.5	—
Beds	Baths	Sq Ft

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PER DBI TRACKING NOT ALL DRAWINGS SUBMITTED AS OF 12/2021
UNOCCUPIED SINCE 2017?

About This Home

Nestled in the heart of San Francisco's Noe Valley is an unparalleled development opportunity. This collaborative project culminates four years of design planning, architectural development and neighborhood outreach. 4250 26th Street is a rare extra wide lot (40 feet), single family home and ADU with unobstructed panoramic views designed by award winning, EDMONDS + LEE Architects. The plans include 4 stories, 6 bedroom, 6.5 bathrooms, 2 car garage, elevator, access yard, several decks, and 6000 sq ft. All of the levels have been designed to have high ceiling heights with large rear over-sized windows. The new house and ADU has been approved by the Planning Department. 4250 26th Street is a remarkable and special building opportunity rarely found in The City. This makes 4250 26th Street a unique property that is ready to start building with a team that will support your vision. Noe Valley is one the best neighborhoods to live in. Close to Douglass Park and Downtown.

Show Less

Listed by Amy Lui • DRE #01381559 • Compass
Redfin last checked: 8 minutes ago | Last updated June 14, 2022

• Source: San Francisco MLS #422669251

Home Facts

Status	Active	Time on Redfin	31 days
Property Type	Single Family Residential	Year Built	1929

Go tour this home

SATURDAY	SUNDAY	MONDAY
16 JUL	17 JUL	18 JUL

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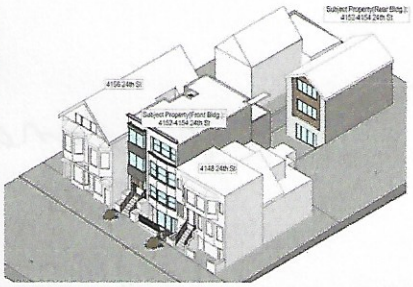
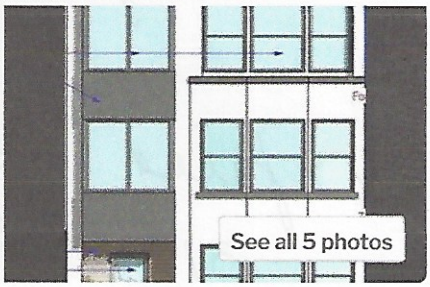
LISTED 5/2017 — $1.449M
SOLD 6/2017 — $2.3M
ORIGINAL PERMIT APPLICATION AS ALTERATION IN 2018
CHANGED APPLICATION TO DEMO — ZA APPROVED 7/2020 & DR REQUESTS
COMMISSION TOOK DR + APPROVED 7/2021
LISTED 6/2022 — $3.989M





4152 - 4154 24th St, San Francisco, CA 94114

$3,675,000
Est. $20,483/mo Get a custom quote

12	11.5	6,512
Beds	Baths	Sq Ft

About This Home

EXISTING HOUSE UNOCCUPIED SINCE 2015?

Fully entitled 5 unit residential condominium project in the heart of Noe Valley. Developers dream! Permit is ready to pick up to begin work immediately. 4 units in the front building. Large cottage in the back. Back cottage is 3Bd/3.5 Bath. Front building is 3 2Bd/2Bath Units and 1 3Bd/2Bath Unit.
Listed by Amir Hardy • DRE #01797731 • Compass
Redfin last checked: 9 minutes ago | Last updated June 30, 2022

• Source: San Francisco MLS #422645674

Home Facts

Status	Active	Time on Redfin	15 days
Property Type	Single Family Residential	Year Built	1902
Community	San Francisco	Lot Size	2,850 Sq. Ft.
MLS#	422645674		

Price Insights

List Price	$3,675,000	Est. Mo. Payment	$20,483
Price/Sq.Ft.	$564		

Go tour this home

SATURDAY	SUNDAY	MONDAY
16 JUL	17 JUL	18 JUL

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Schedule Tour

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LISTED 4/2015 — $1.248M
SOLD 4/2015 — $1.95M
APPLIED AS DEMO
BUT WITHDRAWN
312 ISSUED 7/18
APPLIED AS ALTERATION 9/18
ISSUED 10/2019
VARIANCE APPVD BY ZA FOR REAR BUILDING 9/2018
LISTED 6/30 — $3.675M