

**From:** [Robert Ho](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Chung, Lauren \(BOS\)](#); [Carrillo, Lila \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 6, July 17 - OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Monday, July 17, 2023 10:54:19 PM

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

Dear Supervisors,

Supervisor Myrna Melgar's so-called "Family Housing" ordinance (File #230026) is bad legislation. Even in its current amended form, it unacceptably waives far too much environmental and community noticing and review of real estate projects, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

Supervisor Melgar *\*still\** has not agreed to meet with neighborhood, environmental, and social justice groups to collaborate together and draft an ordinance to expand *\*truly\** affordable and environmentally sound housing in San Francisco!

San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be working with rental property owners, large and small, to dramatically reduce the amount of vacant housing. We should be converting vacant office space into affordable places to live as has been successfully done in other major cities such as NYC. Demolishing housing and building rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:

- 1) Restore *\*all\** noticing and hearings for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings in order to add one or more new units of housing.
- 2) Expand the initial public comment period for new projects from 30 days, back to 60 days.
- 3) Add language mandating truly affordable housing, requiring that new affordable housing is for working class people and follows government mandates at the 80% AMI level.
- 4) Ban Wall Street Speculators! Language must be added which penalizes and prevents large corporate real estate and investment firms which control over \$100 million in properties, from

quickly buying, building, and selling housing as a speculative asset for profit.

IMPORTANT: Melgar claims that Mayor Breed will veto any housing ordinance with such anti-speculation protections. But if Melgar's ordinance is so unpopular it can't get the eight Board of Supervisors votes it takes to override a mayoral veto, then Melgar's ordinance is NOT GOOD ENOUGH and needs to be voted down!

Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!

Thank you,

Robert Ho  
District 7 Resident



**From:** [Eric Brooks](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#)  
**Subject:** 15 Env, EJ & Community Orgs Sign To Strongly \*OPPOSE\* MELGAR "Family Housing" & Engardio-Breed "Constraints Reduction"  
**Date:** Monday, July 17, 2023 8:37:59 AM  
**Attachments:** [SF CEQA Defenders Sign-On July-17-2023.pdf](#)

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15 Environmental, Environmental Justice & Community Orgs Sign To Strongly \*OPPOSE\* MELGAR 'Family Housing' & Engardio-Breed 'Constraints Reduction' (Also see attached in PDF format)



***SPEAK Sunset Parkside Education & Action Committee***

July 17, 2023

To: City and County of San Francisco Decision Makers - 1 Dr Carlton B Goodlett Pl, San Francisco, CA 94102

Re: **OPPOSE** Engardio-Breed-Dorsey "Constraints Reduction Ordinance" ("Housing Production") **File #230446** and **OPPOSE** Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" **File #230026**

Dear San Francisco Decision Makers:

The undersigned environmental, housing, economic justice, community, and climate crisis response organizations write to voice our strong opposition to the Engardio-Breed-Dorsey "Constraints Reduction" and the Melgar-Engardio "Family Housing Opportunity Special Use

District” ordinances. They would enact drastic and sweeping exceptions to San Francisco's environmental and community review of real estate projects and would undermine health, environmental, economic and neighborhood protections. The Engardio-Breed-Dorsey “Constraints Reduction Ordinance” (aka “Housing Production Ordinance”) contains massive unprecedented waivers of local environmental, community and demolition review that are absolutely unacceptable, all in the name of producing housing called “affordable” when most of that housing would be for families making \$150,000 to \$190,000 per year! The Melgar-Engardio “Family Housing Opportunity Special Use District Ordinance” unacceptably waives nearly all environmental and community review for housing expansions in its large target project area to allow sweeping height increases, project design exemptions, open space requirement reductions, and condo conversions that will remove badly needed affordable rental housing! Together these ordinances would worsen:

- **The Unaffordable Housing Crisis** - These ordinances promote building new high priced housing that is *not* affordable, and condo conversions that displace rental housing. It is ridiculous that the Engardio-Breed-Dorsey ordinance calls housing built mostly for families making \$150,000 to \$190,000 dollars per year “affordable”. We already have a 50% *oversupply* of housing for those income levels! And the Melgar-Engardio ordinance relies on existing “affordable” standards that are not working and have already allowed gentrification to destroy San Francisco neighborhoods.
- **The Homelessness Crisis** - The gentrification spurred by these ordinances would push most rents citywide even higher, driving more middle, working and lower class San Franciscans either out of the city, or onto our streets where they will face unacceptable dangers of declining health, street crime, and underemployment.
- **The Vacant Housing Crisis** - San Francisco has at least 40,000 vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands more apartments. We do not need more housing construction, we need to make our existing housing space affordable!
- **The Environmental Justice & Equity Crisis** - These ordinances would gut environmental and community review protections and would establish “Urban Renewal” style redevelopment zones, setting precedents that would allow corporate real estate giants to even more easily build unhealthy housing on toxic and radioactive waste sites like those in Bayview Hunters Point and on Treasure Island (which local, state and federal agencies have falsely declared “cleaned up”).
- **The Climate Crisis** - These bills are bad for the environment. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with luxury condo and rental towers, will use massive amounts of new cement and other building materials releasing *more* greenhouse gases, not less.

These ordinances would build housing for the wealthy, create more homelessness, and are an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN these unacceptable corporate attacks on San Francisco's environmental, economic, cultural, and community integrity!

Sincerely:

California Alliance of Local Electeds Californians for Energy Choice Concerned Residents of the Sunset East Mission Improvement Association Extinction Rebellion SF Bay Area Greenaction for Health & Environmental Justice Mid-Sunset Neighborhood Association Our City SF Our Neighborhood Voices San Franciscans for Urban Nature San Francisco Green Party San Francisco Tomorrow Save Our Neighborhoods SF Sunflower Alliance Sunset Parkside Education & Action Committee

**From:** [Glenn Rogers](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Chung, Lauren \(BOS\)](#); [Carrillo, Lila \(BOS\)](#)  
**Subject:** Land Use Committee ( Agenda ITEM 6 - Melgar "Family Housing" Ordinance File #230026 )  
**Date:** Monday, July 17, 2023 10:28:46 AM

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## Honorable Supervisors

We would like to remind the Board of Supervisors that downtown business occupancy is at an all time low making the need for housing in San Francisco both unnecessary and without merit. Past legislation required sound existing housing be preserved to allow low and middle income individuals a chance to rent or purchase housing. This new "Family Housing ordinance is "flying in the face" of responsible legislation of the past.

1) We need to Restore \*all\* noticing and hearings for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and all projects that would expand the dimensions of existing buildings, to add one or more new units of housing.

2) We need to Expand the initial public comment period for new projects from 30 days, back to 60 days.

3) We need to Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.

Melgar claims state law doesn't allow this. If that's true, then her ordinance can't fulfill its stated purpose of building "Family Housing" and should be voted down.

4) NO Condo Conversions! Remove all language that expands condo conversions. Condos will gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units.

5) We need to Ban Wall Street Speculators! Language must be added which penalizes and prevents large corporate real estate and investment firms which control over \$100 million in properties, from quickly buying, building, and selling

housing as a speculative asset for profit. Large property owners must be required to wait \*10 years\* before reselling housing.

Glenn Rogers, RLA  
Parkmerced Action Coalition  
Landscape Architect  
License 3223

**From:** [Katherine Petrin](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Chung, Lauren \(BOS\)](#); [Carrillo, Lila \(BOS\)](#)  
**Subject:** SF Heritage Comment Letter re: "Family Housing" Ordinance - Land Use and Transportation Committee Agenda Item No. 6 - Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District  
**Date:** Monday, July 17, 2023 12:30:03 PM

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17 July 2023

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

Re: Agenda Item No. 6 - Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District

Board President Peskin, Supervisors Melgar and Preston,

San Francisco Heritage (SF Heritage) appreciates the opportunity to comment on the legislation now before Land Use Committee hearing, the ordinance regarding Planning Code amendments to create the Family Housing Opportunity Special Use District, also known as the "Family Housing" ordinance.

Established in 1971, SF Heritage is a nonprofit organization dedicated to preserving and enhancing San Francisco's architectural and cultural identity. SF Heritage has consistently supported the creation of affordable housing in San Francisco.

SF Heritage understands the intent of the proposed amendments in the "Family Housing" ordinance. However, we suggest including improved, technical language, for efficiency and consistency, specifically with regard to new development in historic districts so that it aligns with existing State legislation.

Senate Bill No. 9, approved on September 16, 2021, specifies that new development occur as described:

**The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.**

In aligning with existing adopted legislation, the ordinance will be more efficient and eliminate confusion with existing State law.

We hope the comments of SF Heritage will be considered before the ordinance moves forward.

Sincerely,

Woody LaBounty

President and CEO

**From:** [Robert Ho](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Chung, Lauren \(BOS\)](#); [Carrillo, Lila \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 6, July 17 - OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Monday, July 17, 2023 10:54:20 PM

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Dear Supervisors,

Supervisor Myrna Melgar's so-called "Family Housing" ordinance (File #230026) is bad legislation. Even in its current amended form, it unacceptably waives far too much environmental and community noticing and review of real estate projects, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

Supervisor Melgar *\*still\** has not agreed to meet with neighborhood, environmental, and social justice groups to collaborate together and draft an ordinance to expand *\*truly\** affordable and environmentally sound housing in San Francisco!

San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be working with rental property owners, large and small, to dramatically reduce the amount of vacant housing. We should be converting vacant office space into affordable places to live as has been successfully done in other major cities such as NYC. Demolishing housing and building rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:

- 1) Restore *\*all\** noticing and hearings for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings in order to add one or more new units of housing.
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quickly buying, building, and selling housing as a speculative asset for profit.

IMPORTANT: Melgar claims that Mayor Breed will veto any housing ordinance with such anti-speculation protections. But if Melgar's ordinance is so unpopular it can't get the eight Board of Supervisors votes it takes to override a mayoral veto, then Melgar's ordinance is NOT GOOD ENOUGH and needs to be voted down!

Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!

Thank you,

Robert Ho  
District 7 Resident



July 17, 2023

To: City and County of San Francisco Decision Makers - 1 Dr Carlton B Goodlett Pl, San Francisco, CA 94102

Re: **OPPOSE** Engardio-Breed-Dorsey “Constraints Reduction Ordinance” (“Housing Production”) **File #230446**  
and **OPPOSE** Melgar-Engardio “Family Housing Opportunity Special Use District Ordinance” **File #230026**

Dear San Francisco Decision Makers:

The undersigned environmental, housing, economic justice, community, and climate crisis response organizations write to voice our strong opposition to the Engardio-Breed-Dorsey “Constraints Reduction” and the Melgar-Engardio “Family Housing Opportunity Special Use District” ordinances. They would enact drastic and sweeping exceptions to San Francisco's environmental and community review of real estate projects and would undermine health, environmental, economic and neighborhood protections.

The Engardio-Breed-Dorsey “Constraints Reduction Ordinance” (aka “Housing Production Ordinance”) contains massive unprecedented waivers of local environmental, community and demolition review that are absolutely unacceptable, all in the name of producing housing called "affordable" when most of that housing would be for families making \$150,000 to \$190,000 per year!

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Together these ordinances would worsen:

- **The Unaffordable Housing Crisis** - These ordinances promote building new high priced housing that is *not* affordable, and condo conversions that displace rental housing. It is ridiculous that the Engardio-Breed-Dorsey ordinance calls housing built mostly for families making \$150,000 to \$190,000 dollars per year “affordable”. We already have a 50% *oversupply* of housing for those income levels! And the Melgar-Engardio ordinance relies on existing “affordable” standards that are not working and

have already allowed gentrification to destroy San Francisco neighborhoods.

- **The Homelessness Crisis** - The gentrification spurred by these ordinances would push most rents citywide even higher, driving more middle, working and lower class San Franciscans either out of the city, or onto our streets where they will face unacceptable dangers of declining health, street crime, and underemployment.
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- **The Climate Crisis** - These bills are bad for the environment. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with luxury condo and rental towers, will use massive amounts of new cement and other building materials releasing *more* greenhouse gases, not less.

These ordinances would build housing for the wealthy, create more homelessness, and are an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN these unacceptable corporate attacks on San Francisco’s environmental, economic, cultural, and community integrity!

Sincerely:

California Alliance of Local Electeds  
Californians for Energy Choice  
Concerned Residents of the Sunset  
East Mission Improvement Association  
Extinction Rebellion SF Bay Area  
Greenaction for Health & Environmental Justice  
Mid-Sunset Neighborhood Association  
Our City SF  
Our Neighborhood Voices  
San Franciscans for Urban Nature  
San Francisco Green Party  
San Francisco Tomorrow  
Save Our Neighborhoods SF  
Sunflower Alliance  
Sunset Parkside Education & Action Committee

**From:** [Nicholas C. Belloni \(PAR\)](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#)  
**Cc:** [Breed, Mayor London \(MYR\)](#); [CPC-Commissions Secretary](#)  
**Subject:** OPPOSE Engardio-Breed-Dorsey "Constraints Reduction Ordinance" ("Housing Production") File #230446 and OPPOSE Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" File #230026  
**Date:** Saturday, July 15, 2023 7:01:59 PM  
**Attachments:** [PAR Constraints Reduction Ordinance.pdf](#)

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Mayor Breed, President Peskin

I respectfully submit PAR's letter in opposition to Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" File #230026

Thank You

Nick Belloni

**From:** [Jean Barish](#)  
**To:** [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Family Housing Opportunity Special Use District - File No. 230026  
**Date:** Sunday, July 16, 2023 8:35:39 PM

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

Dear LUC Chair Melgar, Board of Supervisors President Peskin, and Supervisor Preston,  
I am writing to urge you to continue the subject legislation, File No. 230026, at the Land Use Committee meeting on July 17, 2023.

This legislation will result in sweeping changes to the San Francisco Planning Code. It will eliminate many public notices including Conditional Use notification, increase condominium conversions, densify neighborhoods, provide Planning Code exemptions, significantly alter neighborhood character, and all the while not provide for the affordable housing the City desperately needs.

The changes to the Planning Code are very broad and very complex. But this legislation was drafted with virtually no input from neighborhood groups and the people most impacted by this legislation. And the public has had access to this latest iteration for less than a week. While I understand the City must show it is working toward fulfilling the terms of the Housing Element and meeting the State's RHNA housing requirements, that does not justify taking action on this legislation at the July 17 meeting. Please, continue this ordinance until all stakeholders have had enough time to review and comment on it.

We must all work collaboratively and cooperatively in order to create a city that reflects the goals of equity and diversity of which we are all so proud. I trust you will do what is in the best interest of all San Franciscans and vote to continue this legislation.

Thank you for your consideration.

Sincerely,

*Jean*

*Jean B Barish*

*jeanbbarish@hotmail.com*

**From:** [Shawna J. McGrew](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [peskin.staff@gmail.com](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** so called "Family Housing"  
**Date:** Monday, July 17, 2023 8:07:39 AM

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Tropical Earth



Yesterday I received a E mail informing me that the SF Budget & Legislative Analyst informed voters/tax payers that it has revised its 1st estimate of vacant housing from 40,000 to 61,473 and add to that the already empty units that have been built, in progress

being built and already approved housing to be built.  
All of this exceeds California's mandate for SF to build.  
I have a simple request to send Melgar's legislation back to the drawing board until it contains affordable housing mandates, restores environmental and community noticing. It is a must to have input from the neighborhood.  
I am sure you as a home owner would want to be notified of any demolition and additional stories on your block.  
I have heard that some supervisors tell their community to go to SF Planning Dept. to see what plans have been submitted. You and I know how difficult and unrealistic that is.  
Thank You  
Shawna McGrew

Tropical Earth









Dear President Peskin and Members of the Board of Supervisors:

I am writing on behalf of Planning Association for the Richmond (“PAR”) regarding the referenced legislation. As the largest and oldest neighborhood organization in the Richmond District, PAR urges you to oppose the Engardio-Breed-Dorsey “Constraints Reduction” and the Melgar-Engardio “Family Housing Opportunity Special Use District” ordinances.

These proposed ordinances raise many concerns:

- **The rush to judgment and lack of public participation in preparation of these ordinances is unacceptable.** The residents of San Francisco only recently became aware of this legislation. The sponsors did not reach out to impacted communities during its drafting. Public engagement is critical in a democracy and safeguards both the governed and those governing. These ordinances will significantly impact countless home owners and tenants. Before you consider this legislation their voices must be heard.
- **Housing need is overestimated and supply is underestimated.** The State housing needs assessment (“RHNA”) number that has become the gold standard for revising the Planning Code is overinflated. A state audit submitted a blistering report that these RHNA numbers have been overstated by up to hundreds of thousands of housing units. (<https://www.auditor.ca.gov/reports/2021-125/index.html>) In addition, according to the City’s Planning Department’s 2023 Q1 Housing Development Pipeline report, there are currently over 70,000 new units in the development pipeline. (<https://sfplanning.org/project/pipeline-report#current-dashboard>) These ordinances are based on flawed assumptions and faulty data. There is no good reason to gut the Planning Code to make it easier to build. The very foundation on which this legislative edifice has been built does not support these ordinances.
- **Removal of most public notice requirements is unacceptable.** These proposed ordinances eliminate 311 notices, most demolition notices, the right to Discretionary Review, and Conditional Use hearings. This lack of transparency and right of appeal should not be approved. Residents have a right to know about and oppose developments and renovations that impact their neighborhoods. These new provisions unfairly benefit developers and should not stand. This lack of transparency and specificity is of special concern in the newly proposed “Special Use” districts, and could justify the kind of Urban Renewal that decimated neighborhoods in the 60’s.



- **The legislation fails to address the need for affordable housing.** There is general agreement that the greatest need for housing in San Francisco is housing for middle-income and low-income people. But this legislation does nothing to provide housing for low-income people, and falls short of providing for the needs of middle-income people as well. Most of the new housing will be market rate, with inadequate provisions for rent-controlled and affordable units. We are also concerned this legislation will exacerbate the growing homeless crisis.
- **The legislation does not address the need for increased infrastructure.** It is inevitable that along with more housing, there is a need for more infrastructure...sewage and water; transportation; schools; emergency services; and all the other services and institutions needed by a growing community. This legislation is silent on all these needs, and should be amended to include these vital services.

In conclusion, PAR urges you not to approve these ordinances until there has been a more thorough consideration of all their impacts, and following full participation by all community stakeholders.

Thank you for your consideration.

Sincerely,

*Nicholas Belloni*

**From:** [Michael Anders](#)  
**To:** [Breed, Mayor London \(MYR\)](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** Re: Parcel K/ Proxy  
**Date:** Saturday, July 15, 2023 1:35:59 PM

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This type of event would not be possible if Proxy is closed for 70 housing units







On Fri, Jul 14, 2023 at 8:39 PM Michael Anders <[mja712@gmail.com](mailto:mja712@gmail.com)> wrote:

Hello,

I am a resident of Hayes Valley (District 5) and a strong advocate of all housing, both market rate and affordable. My supervisor, Dean Preston, does not seem to respond or care about the concerns of his constituents so I am writing to the remaining members of the BOS and the mayor on this very important issue.

I am aware of the history of Parcel K (Proxy) and that it was originally designated by voters to be a site for affordable housing around 2000. However, I am writing today to express my concerns about Supervisor Preston's push to build a very small affordable housing complex on this land.

To be clear, the plan to build housing on 600 McAllister and 98 Franklin is fantastic. I am a believer in building housing in all parts of the city including my neighborhood. There is more room for housing in Hayes Valley which is not yet in development.

However, we need to draw the line somewhere. Proxy has become a beloved part of the Hayes Valley community. An outdoor gym during the day where community members have exercised for 3 years, a space for community events like a circus, movie nights, carnival, jazz, dance parties, and more. A retail location for an ice cream parlor and a brewery. It complements Patricia's Green perfectly and makes Hayes Valley one of the best neighborhoods in the world.

Why would the city want to destroy that? And for what, 70 units of housing? Is it really worth wrecking our community for only 70 units of housing?

As I walk around the city, I see vacant, unused parking lots. I see empty retail storefronts. I see empty offices. Tons of real estate. Why not build hundreds of thousands of units in those places? Just like we don't build housing over parks, gardens and playgrounds, we also should not build housing on community gathering places and recreation centers like Proxy.

I would ask that the city propose a law, a proposition or some other ballot measure, to officially designate Parcel K as a public gathering place which will be kept without housing permanently. Let's keep building housing all over our city, but let's protect our public spaces which are loved by members of the community and focus on building on the several unused properties, parking lots, office buildings, former retail locations and unused plots of land across our city. Not the places that are enjoyed daily by thousands of community members.

Thank you,

Michael Anders  
District 5

Sent from my iPhone

--

Mike

**From:** [Geo Kimmerling](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Proposed Family Hosing Ordinance  
**Date:** Saturday, July 15, 2023 1:20:15 PM  
**Attachments:** [Family housing Ordinance proposal II.doc](#)

---

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Please see attached.  
Thank you.  
Flo Kimmerling  
Mid-Sunset Neighborhood Association



## MID-SUNSET NEIGHBORHOOD ASSOCIATION

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Dear Supervisors,

- Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is STILL not remotely good enough. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

- Supervisor Melgar *\*still\** has not agreed to meet with neighborhood, environmental, and social justice groups to collaborate together and draft an ordinance to expand *\*truly\** affordable and environmentally sound housing in San Francisco!

- San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**- Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:**

**1) Restore *\*all\** noticing and hearings** for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings in order to add one or more new units of housing.

**2) Expand the initial public comment period for new projects from 30 days, back to 60 days.**

**3) Add language mandating truly affordable housing**, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.

**IMPORTANT: Melgar claims state law doesn't allow this. If that's true, then her ordinance can't fulfill its stated purpose of building "Family Housing" and should be voted down.**

We are counting on you to hear the voice of thousands of residents and a consortium of neighborhood organizations.

Thank you.

Flo Kimmerling

President

Mid-Sunset Neighborhood Association

**From:** [Eric Brooks](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [Hsieh, Frances \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mandelman, Rafael \(BOS\)](#); [Thornhill, Jackie \(DEM\)](#); [Green, Ross \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Hajee, Zahra \(BOS\)](#); [Ronen, Hillary;](#) [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [DorseyStaff \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 6, July 17 - \*Still\* OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Thursday, July 13, 2023 5:42:58 PM

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Dear Supervisors,

Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is STILL not remotely good enough. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

- Supervisor Melgar \*still\* has not agreed to meet with neighborhood, environmental, and social justice groups to collaborate together and draft an ordinance to expand \*truly\* affordable and environmentally sound housing in San Francisco!

- San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**- Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:**

**1) Restore \*all\* noticing and hearings** for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings in order to add one or more new units of housing.

**2) Expand the initial public comment period for new projects from 30 days, back to 60 days.**



**3) Add language mandating truly affordable housing**, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.

**IMPORTANT: Melgar claims state law doesn't allow this. If that's true, then her ordinance can't fulfill its stated purpose of building "Family Housing" and should be voted down.**

**4) NO Condo Conversions!** Remove all language that expands condo conversions. Condos will gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units.

**5) Ban Wall Street Speculators!** Language must be added which penalizes and prevents large corporate real estate and investment firms which control over \$100 million in properties, from quickly buying, building, and selling housing as a speculative asset for profit. Property owners must be required to wait \*10 years\* before reselling (aka "flipping") housing.

**IMPORTANT: Melgar claims that Mayor Breed will veto any housing ordinance with such anti-speculation protections. But if Melgar's ordinance is so unpopular it can't get the eight Board of Supervisors votes it takes to override a mayoral veto, then Melgar's ordinance is NOT GOOD ENOUGH and needs to be voted down!**

**Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

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

**From:** [Kathleen Kelley](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Engardio, Joel \(BOS\)](#)  
**Cc:** [Kathleen Kelley](#)  
**Subject:** Oppose Sup. Myrna Melgar Attack on Environment & Affordable Housing Land Use Item 6, July 17 - OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Thursday, July 13, 2023 6:12:51 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,

**We need affordable housing, not luxury housing. We have a 50% overage of luxury housing. Supervisor Melgar's Land Use Ordinance is unacceptable. Please do the right thing.**

**Recognize that the Melgar ordinance is flawed. Listen to the experts, please accept additional expert recommendations to solve the affordable crisis. We do not have a luxury housing crisis.**

Facts:

- Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is STILL not remotely good enough. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

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**- Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:**

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**IMPORTANT: Melgar claims that Mayor Breed will veto any housing ordinance with such anti-speculation protections. That is NO REASON to vote for it.**

**If Melgar's ordinance is so unpopular it can't get the eight Board of Supervisors votes it takes to override a mayoral veto, then Melgar's ordinance is NOT GOOD ENOUGH and needs to be voted down!**

**Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

Kathleen Kelley  
Resident of D4 94122

**From:** [Elliot Helman](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 6, July 17 - OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Thursday, July 13, 2023 9:11:01 PM

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Dear Supervisors,

I grew up in SF and i *still* love this city, even though it has become so unaffordable. We need real *affordable* housing, which will not be achieved by Supervisor Myrna Melgar's "Family Housing" ordinance File #230026. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

With at least 40,000 vacant housing units, 70,000 new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Melgar "Family Housing" ordinance until it can guarantee affordable housing with environmental review and input from the community!**

Thank you,

Elliot Helman  
350SF  
94158

**From:** [Michael Anders](#)  
**To:** [Board of Supervisors \(BOS\)](#); [Breed, Mayor London \(MYR\)](#)  
**Subject:** Parcel K/ Proxy  
**Date:** Friday, July 14, 2023 8:39:56 PM

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Hello,

I am a resident of Hayes Valley (District 5) and a strong advocate of all housing, both market rate and affordable. My supervisor, Dean Preston, does not seem to respond or care about the concerns of his constituents so I am writing to the remaining members of the BOS and the mayor on this very important issue.

I am aware of the history of Parcel K (Proxy) and that it was originally designated by voters to be a site for affordable housing around 2000. However, I am writing today to express my concerns about Supervisor Preston's push to build a very small affordable housing complex on this land.

To be clear, the plan to build housing on 600 McAllister and 98 Franklin is fantastic. I am a believer in building housing in all parts of the city including my neighborhood. There is more room for housing in Hayes Valley which is not yet in development.

However, we need to draw the line somewhere. Proxy has become a beloved part of the Hayes Valley community. An outdoor gym during the day where community members have exercised for 3 years, a space for community events like a circus, movie nights, carnival, jazz, dance parties, and more. A retail location for an ice cream parlor and a brewery. It complements Patricia's Green perfectly and makes Hayes Valley one of the best neighborhoods in the world.

Why would the city want to destroy that? And for what, 70 units of housing? Is it really worth wrecking our community for only 70 units of housing?

As I walk around the city, I see vacant, unused parking lots. I see empty retail storefronts. I see empty offices. Tons of real estate. Why not build hundreds of thousands of units in those places? Just like we don't build housing over parks, gardens and playgrounds, we also should not build housing on community gathering places and recreation centers like Proxy.

I would ask that the city propose a law, a proposition or some other ballot measure, to officially designate Parcel K as a public gathering place which will be kept without housing permanently. Let's keep building housing all over our city, but let's protect our public spaces which are loved by members of the community and focus on building on the several unused properties, parking lots, office buildings, former retail locations and unused plots of land across our city. Not the places that are enjoyed daily by thousands of community members.

Thank you,

Michael Anders  
District 5

Sent from my iPhone

**From:** [Katherine Petrin](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Chung, Lauren \(BOS\)](#); [Carrillo, Lila \(BOS\)](#)  
**Subject:** SF Heritage Comment Letter re: "Family Housing" Ordinance - Land Use and Transportation Committee Agenda Item No. 6 - Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District  
**Date:** Monday, July 17, 2023 12:30:03 PM

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17 July 2023

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

Re: Agenda Item No. 6 - Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District

Board President Peskin, Supervisors Melgar and Preston,

San Francisco Heritage (SF Heritage) appreciates the opportunity to comment on the legislation now before Land Use Committee hearing, the ordinance regarding Planning Code amendments to create the Family Housing Opportunity Special Use District, also known as the "Family Housing" ordinance.

Established in 1971, SF Heritage is a nonprofit organization dedicated to preserving and enhancing San Francisco's architectural and cultural identity. SF Heritage has consistently supported the creation of affordable housing in San Francisco.

SF Heritage understands the intent of the proposed amendments in the "Family Housing" ordinance. However, we suggest including improved, technical language, for efficiency and consistency, specifically with regard to new development in historic districts so that it aligns with existing State legislation.

Senate Bill No. 9, approved on September 16, 2021, specifies that new development occur as described:

**The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.**

In aligning with existing adopted legislation, the ordinance will be more efficient and eliminate confusion with existing State law.

We hope the comments of SF Heritage will be considered before the ordinance moves forward.

Sincerely,

Woody LaBounty

President and CEO

**From:** [Glenn Rogers](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Chung, Lauren \(BOS\)](#); [Carrillo, Lila \(BOS\)](#)  
**Subject:** Land Use Committee ( Agenda ITEM 6 - Melgar "Family Housing" Ordinance File #230026 )  
**Date:** Monday, July 17, 2023 10:28:47 AM

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## Honorable Supervisors

We would like to remind the Board of Supervisors that downtown business occupancy is at an all time low making the need for housing in San Francisco both unnecessary and without merit. Past legislation required sound existing housing be preserved to allow low and middle income individuals a chance to rent or purchase housing. This new "Family Housing ordinance is "flying in the face" of responsible legislation of the past.

1) We need to Restore \*all\* noticing and hearings for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and all projects that would expand the dimensions of existing buildings, to add one or more new units of housing.

2) We need to Expand the initial public comment period for new projects from 30 days, back to 60 days.

3) We need to Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.

Melgar claims state law doesn't allow this. If that's true, then her ordinance can't fulfill its stated purpose of building "Family Housing" and should be voted down.

4) NO Condo Conversions! Remove all language that expands condo conversions. Condos will gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units.

5) We need to Ban Wall Street Speculators! Language must be added which penalizes and prevents large corporate real estate and investment firms which control over \$100 million in properties, from quickly buying, building, and selling



housing as a speculative asset for profit. Large property owners must be required to wait \*10 years\* before reselling housing.

Glenn Rogers, RLA  
Parkmerced Action Coalition  
Landscape Architect  
License 3223

**From:** [Jake Price](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)  
**Cc:** [Major, Erica \(BOS\)](#); [Engardio, Joel \(BOS\)](#)  
**Subject:** List of Letter Senders for Dom-i-city Legislation  
**Date:** Friday, July 7, 2023 11:24:48 AM  
**Attachments:** [List of Dom-i-city letter senders.xlsx](#)

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

Good morning Members of the Land Use Committee,

On behalf of the Housing Action Coalition, please see the attached list of names of those who sent [letters in support of Dom-i-city legislation](#). This is in reference to Item 8 on the July 10th agenda.

Please let me know if you have any questions.

Thank you,

Jake Price

--

**Jake Price** | Pronouns: He/Him  
San Francisco and North Bay Community Organizer | HAC  
555 Montgomery Street, Suite 720, San Francisco, CA 94111  
Mobile: (510) 367-1165  
Email: [jake@housingactioncoalition.org](mailto:jake@housingactioncoalition.org) | Web: [housingactioncoalition.org](http://housingactioncoalition.org)



First Name	Last Name	Email	Mailing City
David	Tejeda	dtrepairs@gmail.com	San Francisco
David	Umbertg	david.umbertg@gmail.com	San Francisco
Mark	Macy	markm@macyarchitecture.com	San Francisco
Milo	Trauss	milotrauss@gmail.com	san francisco
Annette	Billingsley	ab94115@gmail.com	San Francisco
Hunter	Oatman-Stanford	hoatmanstanford@gmail.com	San Francisco
Kathleen	Ciabattini	kathyciab@gmail.com	San Francisco
Joseph	DiMento	joedimento@gmail.com	San Francisco
Noelle	Langmack	nlangmac@alumni.nd.edu	San Francisco
Sarah	Rogers	serogers@gmail.com	San Francisco
Townsend	Walker	townsend@townsendwalker.com	San Francisco
Tracy	Freedman	tracyfreedman@gmail.com	San Francisco
Jessica	Perla	jessica@jperla.com	San Francisco
Judy	Wade	judywadesf@gmail.com	San Francisco
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Arvind	Ramesh	arvinddd2003@gmail.com	San Francisco
Jawwad	Zakaria	jzakaria2000@gmail.com	San Francisco
John	Marcom	john.marcom@gmail.com	San Francisco
William	Kee	williampkee@gmail.com	San Francisco
Vickrum	Singh	vickrum701@icloud.com	San Francisco
Wendy	herzenberg	scrappylynn@yahoo.com	San Francisco
Jake	Price	jake@housingactioncoalition.org	San Francisco
Eugene	Lew	eugene@eeleew.net	San Francisco
Jane	Yam	jane.yam@gmail.com	San Francisco
Steven	Shoemaker	steven.benton.shoemaker@gmail.com	San Francisco
Vic	DeAngelo	phorum@me.com	San Francisco
Susan	Setterholm	susan.setterholm@mba.berkeley.edu	San Francisco
Sloane	Cook	sloanewcook@gmail.com	San Francisco
Corey	Smith	cwsmith17@gmail.com	San Francisco
Laura	Fingal-Surma	laura@urbanist.vc	San Francisco
Colleen	Beach	lizardinthewires@gmail.com	San Francisco
Kenneth	Burke	kennethjburkejr@gmail.com	San Francisco
Alan	Billingsley	alanbillingsley215@gmail.com	San Francisco
Stefani	Phipps	stefaniphipps@mac.com	Napa
Philip	Lonsdale	phil.lonsdale@gmail.com	San Francisco

Mailing Zip/Postal Code
94114
94110
94118
94131
94115
94107
94127
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94117
94110
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94107
94121
94112
94115
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94118
94118
94118-1425
94121-3128
94109
94121
94117
94110
94127
94114
94114
94558
94110

**From:** [Eric Brooks](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [Hsieh, Frances \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mandelman, Rafael \(BOS\)](#); [Thornhill, Jackie \(DEM\)](#); [Green, Ross \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Hajee, Zahra \(BOS\)](#); [Ronen, Hillary;](#) [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [DorseyStaff \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 6, July 17 - \*Still\* OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Thursday, July 13, 2023 5:42:58 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,

Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is STILL not remotely good enough. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

- Supervisor Melgar \*still\* has not agreed to meet with neighborhood, environmental, and social justice groups to collaborate together and draft an ordinance to expand \*truly\* affordable and environmentally sound housing in San Francisco!

- San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**- Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:**

**1) Restore \*all\* noticing and hearings** for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings in order to add one or more new units of housing.

**2) Expand the initial public comment period for new projects from 30 days, back to 60 days.**

**3) Add language mandating truly affordable housing**, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.

**IMPORTANT: Melgar claims state law doesn't allow this. If that's true, then her ordinance can't fulfill its stated purpose of building "Family Housing" and should be voted down.**

**4) NO Condo Conversions!** Remove all language that expands condo conversions. Condos will gentrify the city and drive out affordable rental housing. If we are going to build more housing, it should be 100% truly affordable rental units.

**5) Ban Wall Street Speculators!** Language must be added which penalizes and prevents large corporate real estate and investment firms which control over \$100 million in properties, from quickly buying, building, and selling housing as a speculative asset for profit. Property owners must be required to wait \*10 years\* before reselling (aka "flipping") housing.

**IMPORTANT: Melgar claims that Mayor Breed will veto any housing ordinance with such anti-speculation protections. But if Melgar's ordinance is so unpopular it can't get the eight Board of Supervisors votes it takes to override a mayoral veto, then Melgar's ordinance is NOT GOOD ENOUGH and needs to be voted down!**

**Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

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

**From:** [Eric Brooks](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [Hsieh, Frances \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Thornhill, Jackie \(DEM\)](#); [Green, Ross \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Hajee, Zahra \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [WaltonStaff \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [StefaniStaff \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [DorseyStaff \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 6, July 17 - \*Still\* OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Thursday, July 13, 2023 5:41:36 PM

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Dear Supervisors,

Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is STILL not remotely good enough. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

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**IMPORTANT: Melgar claims that Mayor Breed will veto any housing ordinance with such anti-speculation protections. But if Melgar's ordinance is so unpopular it can't get the eight Board of Supervisors votes it takes to override a mayoral veto, then Melgar's ordinance is NOT GOOD ENOUGH and needs to be voted down!**

**Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

[Your Name]

[Your Organization if any]

[Your Zip Code]

Eric Brooks, Campaign Coordinator  
Our City SF, and San Francisco CEQA Defenders



**From:** [Kathleen Kelley](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Engardio, Joel \(BOS\)](#)  
**Cc:** [Kathleen Kelley](#)  
**Subject:** Oppose Sup. Myrna Melgar Attack on Environment & Affordable Housing Land Use Item 6, July 17 - OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Thursday, July 13, 2023 6:12:52 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,

**We need affordable housing, not luxury housing. We have a 50% overage of luxury housing. Supervisor Melgar's Land Use Ordinance is unacceptable. Please do the right thing.**

**Recognize that the Melgar ordinance is flawed. Listen to the experts, please accept additional expert recommendations to solve the affordable crisis. We do not have a luxury housing crisis.**

Facts:

- Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is STILL not remotely good enough. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

- Supervisor Melgar *\*still\** has not agreed to meet with neighborhood, environmental, and social justice groups to collaborate together and draft an ordinance to expand *\*truly\** affordable and environmentally sound housing in San Francisco!

- San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**- Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:**

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**IMPORTANT: Melgar claims that Mayor Breed will veto any housing ordinance with such anti-speculation protections. That is NO REASON to vote for it.**

**If Melgar's ordinance is so unpopular it can't get the eight Board of Supervisors votes it takes to override a mayoral veto, then Melgar's ordinance is NOT GOOD ENOUGH and needs to be voted down!**

**Please vote NO on the Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

Kathleen Kelley  
Resident of D4 94122

**From:** [Elliot Helman](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 6, July 17 - OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Thursday, July 13, 2023 9:11:01 PM

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Dear Supervisors,

I grew up in SF and i *still* love this city, even though it has become so unaffordable. We need real *affordable* housing, which will not be achieved by Supervisor Myrna Melgar's "Family Housing" ordinance File #230026. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

With at least 40,000 vacant housing units, 70,000 new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Melgar "Family Housing" ordinance until it can guarantee affordable housing with environmental review and input from the community!**

Thank you,

Elliot Helman  
350SF  
94158

**From:** [Eric Brooks](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#)  
**Subject:** 15 Env, EJ & Community Orgs Sign To Strongly \*OPPOSE\* MELGAR "Family Housing" & Engardio-Breed "Constraints Reduction"  
**Date:** Monday, July 17, 2023 8:37:59 AM  
**Attachments:** [SF CEQA Defenders Sign-On July-17-2023.pdf](#)

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

15 Environmental, Environmental Justice & Community Orgs Sign To Strongly \*OPPOSE\* MELGAR 'Family Housing' & Engardio-Breed 'Constraints Reduction' *(Also see attached in PDF format)*



***SPEAK Sunset Parkside Education & Action Committee***

July 17, 2023

To: City and County of San Francisco Decision Makers - 1 Dr Carlton B Goodlett Pl, San Francisco, CA 94102

Re: **OPPOSE** Engardio-Breed-Dorsey "Constraints Reduction Ordinance" ("Housing Production") **File #230446** and **OPPOSE** Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" **File #230026**

Dear San Francisco Decision Makers:

The undersigned environmental, housing, economic justice, community, and climate crisis response organizations write to voice our strong opposition to the Engardio-Breed-Dorsey "Constraints Reduction" and the Melgar-Engardio "Family Housing Opportunity Special Use District" ordinances. They would enact drastic and sweeping exceptions to San Francisco's

environmental and community review of real estate projects and would undermine health, environmental, economic and neighborhood protections. The Engardio-Breed-Dorsey “Constraints Reduction Ordinance” (aka “Housing Production Ordinance”) contains massive unprecedented waivers of local environmental, community and demolition review that are absolutely unacceptable, all in the name of producing housing called “affordable” when most of that housing would be for families making \$150,000 to \$190,000 per year! The Melgar-Engardio “Family Housing Opportunity Special Use District Ordinance” unacceptably waives nearly all environmental and community review for housing expansions in its large target project area to allow sweeping height increases, project design exemptions, open space requirement reductions, and condo conversions that will remove badly needed affordable rental housing! Together these ordinances would worsen:

- **The Unaffordable Housing Crisis** - These ordinances promote building new high priced housing that is *not* affordable, and condo conversions that displace rental housing. It is ridiculous that the Engardio-Breed-Dorsey ordinance calls housing built mostly for families making \$150,000 to \$190,000 dollars per year “affordable”. We already have a 50% *oversupply* of housing for those income levels! And the Melgar-Engardio ordinance relies on existing “affordable” standards that are not working and have already allowed gentrification to destroy San Francisco neighborhoods.
- **The Homelessness Crisis** - The gentrification spurred by these ordinances would push most rents citywide even higher, driving more middle, working and lower class San Franciscans either out of the city, or onto our streets where they will face unacceptable dangers of declining health, street crime, and underemployment.
- **The Vacant Housing Crisis** - San Francisco has at least 40,000 vacant housing units, most of them *far* overpriced. We also have empty office space that can be converted into thousands more apartments. We do not need more housing construction, we need to make our existing housing space affordable!
- **The Environmental Justice & Equity Crisis** - These ordinances would gut environmental and community review protections and would establish “Urban Renewal” style redevelopment zones, setting precedents that would allow corporate real estate giants to even more easily build unhealthy housing on toxic and radioactive waste sites like those in Bayview Hunters Point and on Treasure Island (which local, state and federal agencies have falsely declared “cleaned up”).
- **The Climate Crisis** - These bills are bad for the environment. Allowing sweeping demolitions and expansions of existing homes and apartments, to replace them with luxury condo and rental towers, will use massive amounts of new cement and other building materials releasing *more* greenhouse gases, not less.

These ordinances would build housing for the wealthy, create more homelessness, and are an environmentally destructive giveaway to rapacious Wall Street and corporate real estate speculators. Please vote DOWN these unacceptable corporate attacks on San Francisco's environmental, economic, cultural, and community integrity!

Sincerely:

California Alliance of Local Electeds Californians for Energy Choice Concerned Residents of the Sunset East Mission Improvement Association Extinction Rebellion SF Bay Area Greenaction for Health & Environmental Justice Mid-Sunset Neighborhood Association Our City SF Our Neighborhood Voices San Franciscans for Urban Nature San Francisco Green Party San Francisco Tomorrow Save Our Neighborhoods SF Sunflower Alliance Sunset Parkside Education & Action Committee



July 17, 2023

To: City and County of San Francisco Decision Makers - 1 Dr Carlton B Goodlett Pl, San Francisco, CA 94102

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The Melgar-Engardio “Family Housing Opportunity Special Use District Ordinance” unacceptably waives nearly all environmental and community review for housing expansions in its large target project area to allow sweeping height increases, project design exemptions, open space requirement reductions, and condo conversions that will remove badly needed affordable rental housing!

Together these ordinances would worsen:

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Californians for Energy Choice  
Concerned Residents of the Sunset  
East Mission Improvement Association  
Extinction Rebellion SF Bay Area  
Greenaction for Health & Environmental Justice  
Mid-Sunset Neighborhood Association  
Our City SF  
Our Neighborhood Voices  
San Franciscans for Urban Nature  
San Francisco Green Party  
San Francisco Tomorrow  
Save Our Neighborhoods SF  
Sunflower Alliance  
Sunset Parkside Education & Action Committee




## Major, Erica (BOS)

---

**From:** Shawna J. McGrew <sunsetfog@aol.com>  
**Sent:** Monday, July 17, 2023 8:06 AM  
**To:** Peskin, Aaron (BOS); MelgarStaff (BOS); Angulo, Sunny (BOS); Preston, Dean (BOS); Smeallie, Kyle (BOS); peskin.staff@gmail.com; PrestonStaff (BOS); Major, Erica (BOS); Board of Supervisors (BOS)  
**Subject:** so called "Family Housing"

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



Yesterday I received a E mail informing me that the SF Budget & Legislative Analyst informed voters/tax payers that it has revised its 1st estimate of vacant housing from 40,000 to 61,473 and add to that the already empty units that have been built, in progress being built and already approved housing to be built.

All of this exceeds California's mandate for SF to build.


I have a simple request to send Melgar's legislation back to the drawing board until it contains affordable housing mandates, restores environmental and community noticing. It is a must to have input from the neighborhood.

I am sure you as a home owner would want to be notified of any demolition and additional stories on your block.

I have heard that some supervisors tell their community to go to SF Planning Dept. to see what plans have been submitted. You and I know how difficult and unrealistic that is.

Thank You

Shawna McGrew



*AOL Mail Sentbox*

**From:** [Bruce Wolfe](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [brucew@hanc-sf.org](mailto:brucew@hanc-sf.org)  
**Subject:** Deliver to Land Use & Transportation Committee  
**Date:** Sunday, July 16, 2023 11:26:36 PM  
**Attachments:** [HANC-BOS\\_LandUseCmte-Oppose\\_FHOSUD-20230716.pdf](#)

---

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

Dear Ms. Major --

Please deliver our attached Letter of Opposition to the Committee and enter into the record for Item #6 in today's agenda. *Thank you.*

On behalf of HANC Board of Directors,

Bruce Wolfe, MSW  
Corresponding Secretary

# HAIGHT ASHBURY NEIGHBORHOOD COUNCIL

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07/16/2023

## Land Use and Transportation Committee

### SF Board of Supervisors

SF City Hall  
1 Dr Carlton B Goodlett Pl  
San Francisco, CA 94102

**David Woo**  
*President*

**Lisa Awbrey**  
*Vice- President*

**Jim Rhoads**  
*Recording Secretary*

**Bruce Wolfe**  
*Corresponding Secretary*

**Christin Evans**  
*Treasurer*

**James Sword**  
*Nominating Chair*

**Richard Ivanhoe**  
*Membership Chair*

**Calvin Welch**  
*Housing and Land Use Chair*

**Karen Fishkin**  
*Recycling Chair*

### MEMBERS-AT-LARGE

**Tab Buckner**  
**Nate Horrell**  
**Danielle McVay**  
**Christian Vaisse**  
**Tes Welborn**

## **Re: Item 6 : Statement of the HANC Board in Opposition unless Amended, July 17, 2023**

### Members Land Use and Transportation Committee

The members of the Board of the Haight- Ashbury Neighborhood Council are opposed to the proposed Family Housing Opportunity Special Use District, Legislative Draft 3, dated July 10, 2023.

We do so for two primary reasons:

First, as drafted, it will almost certainly , using the language of its own General Finding (o), "lead to speculative real estate investments that may seek to displace current residents...[and] demolish existing housing stock."; and,

Second, its failure to require meaningful affordability as a condition of extraordinary permissions and density bonuses it grants , will displace thousands of low and moderate income San Franciscans, many elderly, families with dependent children and people of color undercutting the City's often repeated "commitment" to equity and equality in development policy.

The boundary of the proposed SUD encompasses the area of the City that has both high numbers of seniors and families with dependent children and it is odd that legislation which claims to be "family friendly" would target the very parts of San Francisco that already houses them. What is the logic of allowing expedited demolitions of family housing, with no meaningful public participation , in order to build "family housing" other than simply creating market opportunities in real estate speculation as warned in its General Findings?

The ordinance, as presently drafted does not ban any unit produced under its authority from being used as either a corporate suite or a short term rental, adding to its appeal to "investor" speculators. Moreover, what is the point of conversions made more easy for these units in Section 1396.4 if it is not to make them more financially attractive to speculators? Finally, why does the ordinance require but one year prior ownership of a lot to qualify for these very generous concessions when it requires 60 months - 5 years!- proof of non tenant occupation to convert then to a condo. How is the one year owner supposed to know the five year rental history of the unit?

While the proposed ordinance targets current residential neighborhoods with both high numbers of existing families and senior households it makes no effort to either require minimum sizes for the family units or required set asides for senior

units even if seniors are displaced in the fast track demolition process created by the ordinance. Tiny shoebox units may make great Airbnb opportunities but are useless for families.

The current draft of the ordinance requires that none of the units built meet affordable rents as required in other density bonus proposals. The measure simply requires that the units be under rent control as if rent control and mandatory affordability requirements are the same. They are not.

Rent controlled units start out at market rate rents, while mandatory affordable units are initially offered at substantially below market rate. Rent controlled units can convert to market rate once a vacancy occurs, affordable units must be offered to the new tenant at the same affordable rents the previous tenant paid.

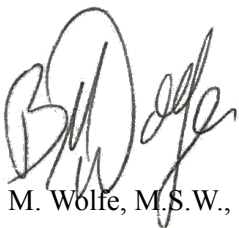
In short the legislation proposes to convey to market rate real estate investors accelerated demolitions, greater density, expedited condo conversions, no short term rental controls and no lasting below market affordability requirements all without public notice or comment.

The legislation should be held in committee until amendments are made.

The legislation should be amended to:

1. establish permanent affordability levels on the newly developed units;
2. establish minimum unit size for family housing built under the ordinance;
3. ban short term rentals and corporate suit uses in units developed under the program;
4. require that the applicant seeking demolition and density bonus owned the property for at least five years prior to the application;
5. that no subject property has had an Ellis Act eviction;
6. require all permits requesting demolition of more than one unit of sound housing be subject to a conditional use permit with appeals to the Board of Supervisors;
7. that the condo conversion section of the ordinance ( Section 1396.7) be severed and submitted as separate legislation;
8. require a one for one replacement requirement for any senior unit demolished to make way for the new development.

On Behalf of HANC Board of Directors,



Bruce M. Wolfe, M.S.W., Corresponding Secretary

Cc: Supervisor Myrna Melgar, Chair  
 Supervisor Aaron Peskin, BOS President  
 Supervisor Dean Preston

**From:** [Nicholas C. Belloni \(PAR\)](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Groth, Kelly \(BOS\)](#); [ChanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Thongsavat, Adam \(BOS\)](#); [Ronen, Hillary](#); [Herrera, Ana \(BOS\)](#); [RonenStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Burch, Percy \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Buckley, Jeff \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Rosas, Lorenzo \(BOS\)](#); [StefaniStaff, \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [DorseyStaff \(BOS\)](#)  
**Cc:** [Breed, Mayor London \(MYR\)](#); [CPC-Commissions Secretary](#)  
**Subject:** OPPOSE Engardio-Breed-Dorsey "Constraints Reduction Ordinance" ("Housing Production") File #230446 and OPPOSE Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" File #230026  
**Date:** Saturday, July 15, 2023 7:01:59 PM  
**Attachments:** [PAR Constraints Reduction Ordinance.pdf](#)

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Mayor Breed, President Peskin

I respectfully submit PAR's letter in opposition to Melgar-Engardio "Family Housing Opportunity Special Use District Ordinance" File #230026

Thank You

Nick Belloni



Dear President Peskin and Members of the Board of Supervisors:

I am writing on behalf of Planning Association for the Richmond (“PAR”) regarding the referenced legislation. As the largest and oldest neighborhood organization in the Richmond District, PAR urges you to oppose the Engardio-Breed-Dorsey “Constraints Reduction” and the Melgar-Engardio “Family Housing Opportunity Special Use District” ordinances.

These proposed ordinances raise many concerns:

- **The rush to judgment and lack of public participation in preparation of these ordinances is unacceptable.** The residents of San Francisco only recently became aware of this legislation. The sponsors did not reach out to impacted communities during its drafting. Public engagement is critical in a democracy and safeguards both the governed and those governing. These ordinances will significantly impact countless home owners and tenants. Before you consider this legislation their voices must be heard.
- **Housing need is overestimated and supply is underestimated.** The State housing needs assessment (“RHNA”) number that has become the gold standard for revising the Planning Code is overinflated. A state audit submitted a blistering report that these RHNA numbers have been overstated by up to hundreds of thousands of housing units. (<https://www.auditor.ca.gov/reports/2021-125/index.html>) In addition, according to the City’s Planning Department’s 2023 Q1 Housing Development Pipeline report, there are currently over 70,000 new units in the development pipeline. (<https://sfplanning.org/project/pipeline-report#current-dashboard>) These ordinances are based on flawed assumptions and faulty data. There is no good reason to gut the Planning Code to make it easier to build. The very foundation on which this legislative edifice has been built does not support these ordinances.
- **Removal of most public notice requirements is unacceptable.** These proposed ordinances eliminate 311 notices, most demolition notices, the right to Discretionary Review, and Conditional Use hearings. This lack of transparency and right of appeal should not be approved. Residents have a right to know about and oppose developments and renovations that impact their neighborhoods. These new provisions unfairly benefit developers and should not stand. This lack of transparency and specificity is of special concern in the newly proposed “Special Use” districts, and could justify the kind of Urban Renewal that decimated neighborhoods in the 60’s.



- **The legislation fails to address the need for affordable housing.** There is general agreement that the greatest need for housing in San Francisco is housing for middle-income and low-income people. But this legislation does nothing to provide housing for low-income people, and falls short of providing for the needs of middle-income people as well. Most of the new housing will be market rate, with inadequate provisions for rent-controlled and affordable units. We are also concerned this legislation will exacerbate the growing homeless crisis.
- **The legislation does not address the need for increased infrastructure.** It is inevitable that along with more housing, there is a need for more infrastructure...sewage and water; transportation; schools; emergency services; and all the other services and institutions needed by a growing community. This legislation is silent on all these needs, and should be amended to include these vital services.

In conclusion, PAR urges you not to approve these ordinances until there has been a more thorough consideration of all their impacts, and following full participation by all community stakeholders.

Thank you for your consideration.

Sincerely,

*Nicholas Belloni*

**From:** [Judi Gorski](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Major, Erica \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Judi - gmail Gorski](#)  
**Subject:** Public Comment for the Permanent Record to Object to Family Housing Ordinance 230026 to be considered by the Land Use Committee Monday, July 17, 2023, 1:30 PM  
**Date:** Saturday, July 15, 2023 6:44:33 PM

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To:  
Aaron Peskin (aaron.peskin@sfgov.org) (peskinstaff@sfgov.org)  
Sunny Angulo (sunny.angulo@sfgov.org)  
Dean Preston (dean.preston@sfgov.org) (prestonstaff@sfgov.org)  
Kyle Smeallie (kyle.smeallie@sfgov.org)  
Erica Major (erica.major@sfgov.org)  
Myrna Melgar (melgarstaff@sfgov.org)  
SF Board of Supervisors (board.of.supervisors@sfgov.org)  
Joel Engardio (joel.engardio@sfgov.org)(engardiostaff@sfgov.org)

From: Judi Gorski

Date: July 15, 2023

Re: Public Comment for the Permanent Record to Object to Family Housing Ordinance 230026  
to be considered by the Land Use Committee Monday, July 17, 2023, 1:30 PM

Dear President Peskin, Supervisors, Members of the Land Use Committee and interested parties,

Please enter the following into the permanent record as my public comments submitted on this matter listed on the Agenda as ITEM 6 - Melgar "Family Housing" Ordinance File #230026.

As a 45+ year resident of San Francisco, I'm writing to urge you to **vote NO on proposed Ordinance No. 230026**, championed by Supervisor Melgar as the "Family Housing" ordinance unless more changes are made to its current amended form. My objections and concerns are as follows:

**-Language needs to be added requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.** Build more affordable rental residences as opposed to condo conversions that will gentrify the city and drive out affordable rental housing.

**-Language needs to be added that requires large corporate real estate and investment firms which control over \$100 million in properties, to wait ten (10) years before selling the housing they quickly buy/build in San Francisco as a**



**speculative asset for profit.**

**- We need Discretionary Review and Conditional Use hearings for all demolitions and all projects that would expand the dimensions of existing buildings to add one or more new units of housing.**

**-The community needs to receive adequate notice of these and all meetings and hearings** concerning these matters and time to review and weigh in before the Committee votes. Expand the initial public comment period for new projects from 30 days, back to 60 days.

-Encourage Supervisor Melgar to meet with neighborhood, environmental, and social justice groups to collaborate together and **draft an ordinance for housing that is actually affordable and environmentally sound, something we can all get behind and support.**

**Please vote NO on Ordinance 230026 or delay voting until these changes are made.**

Thank you.

Judi Gorski, SF Resident/Voter  
Member Concerned Residents of the Sunset  
Open Roads for All

**From:** [Geo Kimmerling](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Proposed Family Hosing Ordinance  
**Date:** Saturday, July 15, 2023 1:21:27 PM  
**Attachments:** [Family housing Ordinance proposal II.doc](#)

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Please see attached.  
Thank you.  
Flo Kimmerling  
Mid-Sunset Neighborhood Association



## MID-SUNSET NEIGHBORHOOD ASSOCIATION

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Dear Supervisors,

- Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, is STILL not remotely good enough. Even in its current amended form, it still has no affordable housing mandates, unacceptably waives far too much environmental and community noticing and review of real estate projects, expands gentrifying condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and allows corporate real estate speculators free rein to demolish and sell off vast tracts of existing housing for profit.

- Supervisor Melgar *\*still\** has not agreed to meet with neighborhood, environmental, and social justice groups to collaborate together and draft an ordinance to expand *\*truly\** affordable and environmentally sound housing in San Francisco!

- San Francisco has at least 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to build more housing in the City. We should instead be transforming vacant housing and office space into affordable places to live. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**- Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood, environmental, and social justice groups to make the following changes:**

**1) Restore *\*all\** noticing and hearings** for environmental and community review, including Discretionary Review and Conditional Use hearings, for all demolitions, and projects that would expand the horizontal or vertical dimensions of existing buildings in order to add one or more new units of housing.

**2) Expand the initial public comment period for new projects from 30 days, back to 60 days.**

**3) Add language mandating truly affordable housing**, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.

**IMPORTANT: Melgar claims state law doesn't allow this. If that's true, then her ordinance can't fulfill its stated purpose of building "Family Housing" and should be voted down.**

We are counting on you to hear the voice of thousands of residents and a consortium of neighborhood organizations.

Thank you.

Flo Kimmerling

President

Mid-Sunset Neighborhood Association

**From:** [Thomas Schuttish](#)  
**To:** [Major, Erica \(BOS\)](#); [Melgar, Myrna \(BOS\)](#)  
**Cc:** [Smeallie, Kyle \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [Low, Jen \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Souza, Sarah \(BOS\)](#)  
**Subject:** Comments for LUT, July 17, 2023, Item No. 6 # 230026 [Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District  
**Date:** Saturday, July 15, 2023 12:27:44 PM  
**Attachments:** [WebPage.pdf](#)  
[First Comments on Melgar Leg. June 11, 2023.pdf](#)

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<https://sfyimby.com/2023/07/sunset-steps-win-aia-san-francisco-housing-design-competition.html>

Dear Ms. Major and Staff to LUT Committee Members and Supervisor Melgar:

Above is an FYI for the LUT on Monday July 17, 2023. The attachment was published on the YIMBY website re: the AIA contest for new housing prototypes to densify the Sunset District.

The renderings in this AIA contest look so true-to-life.

However, questions should arise about these new structures if these are the prototypes for the Sunset and the rest of the Westside under the Family Housing Opportunity Ordinance and the upcoming rezoning.

These are hypothetical questions of course, just as the detailed designs in the article are hypothetical.

So let's pretend these contestants represent the new housing built in the Family Housing Opportunity SUD if this legislation is approved by the Board and signed by the Mayor. Here are some questions.

***What original housing was replaced?***

***Was the replaced original housing sound and livable?***

***Was the new structure an addition to the original housing constructed through an Alteration Permit?***

***Or was the original housing demolished under a Demolition Permit?***

***Was the original housing in an Historic District or a potential Historic District (see Mary Brown's studies of the Sunset District)?***

*In the original housing were there any tenants? Or a UDU?*

*Did any long time owners of the original housing “cash-out” as discussed in the October 2021 Executive Summary p. 14, from the Planning Department analyzing SB 9?*

*What did the Century Urban Financial Feasibility Analyses completed for the Housing Element say, if anything about new structures like these prototypes structures? What did they write about the viability of the original housing? Did they conclude that adding a unit to the existing housing to create a duplex might be the most affordable and effective way to densify some housing?*

*Was there any neighborhood outreach before these new structures were approved under the streamlining proposed in the Ordinance?*

I am also re-submitting my June 11th correspondence to the LUT which I also submitted to the Planning Commission regarding this legislation.

It raises questions about: *The “cashing out” of long-time owners as mentioned above; The length of ownership of a property (I am sorry, one year is just way too short); The Century Urban Studies for January 31, 2022 (p.4) and May 6, 2022 (p.3) produced for the Housing Element; And the proposed legislation from the Mayor and Supervisor Melgar on densifying on the transit/commercial corridors that was outlined in the article published in the Chronicle on May 23, 2023 by J.K. Dineen.*

Sincerely,  
Georgia Schuttish

# Sunset Steps Win AIA San Francisco Housing Design Competition

[Andrew Nelson](#)

The American Institute of Architects chapter in [San Francisco](#) has announced the awardees of the *AIASF Housing+ San Francisco 2050 Design Competition*. AIASF set the competition as a response to the city's Housing Element requirement for 82,000 new units of housing by 2031. The winning submission is Sunset Steps, a four-story infill with ten homes designed by West of West Architecture & Design.

The competition asked architects across the nation to "imagine multiple dwellings on mid-block parcels and corner lots in San Francisco's [Sunset District](#)." AIASF opened up for submissions in March this year, pre-dating the controversial proposal for [2700 Sloat Boulevard](#), first revealed in early April. The projects were judged based on dwelling quality, constructability, community space, aesthetics, and their environmental impact. The goal, as stated by AIASF, is "to address the City's growing population by proposing new housing types to increase density, enabling more equitable and attainable housing and greater neighborhood vitality."

Paul Adamson, FAIA, 2022 Board President of AIASF, and Co-Chair of the AIASF Housing Knowledge Community, shared that the competition is the "result of several years of dialogue among members of the AIASF Housing Knowledge Community about the housing crisis, learning how we got here, and imagining ways we might get beyond the current shortage. The recent state and local legislation, effectively up zoning previously single-family-only parcels, suggested a clear opportunity for designers to respond."

## Sunset Steps

Sunset Steps design influence diagram, rendering by West of West

### *Description by West of West*

*Sunset Steps is a collection of homes that center around the backyard as a place that brings communities together: entertaining, growing, cooking, and sharing food become the catalyst for a true community. Prioritizing the yard as a space for everyone gives every member of the community access to high-quality living. The building envelope descends to the common ground providing opportunities for unimpeded stepped terraces giving sixty-five percent of the site to the landscape. This replicable community increases density and maintains San Francisco's iconic hillside landscape.*

*The building fosters collaborative living through two mechanisms: a generous circulation loop and a terraced massing. The circulation loop links*

*each rooftop “yard” to a set of shared stairs with decks, balconies, and gardens that serve as venues for informal encounters. The terraced massing gathers density towards the street frontage and visually connects the communal areas of the midblock site. Together these elements weave a close-knit vertical neighborhood.*

Sunset Steps neighborhood context, rendering by West of West



Sunset Steps floor plans, illustration by West of West

*The homes' notched massing allows light to enter deep into the property. Corner windows create homes with natural light on multiple sides, uncompromised natural ventilation, and biophilic connections to the native landscaping that envelopes the site. Quality natural materials like the deep terracotta facade, wood windows, and heavy timber structure bring warmth to each home. The introduction of CLT slabs cuts the typical time for framing in half. The high-performance windows, continuous insulation, and ventilation paired heat recovery system optimize for air lightness, climate specificity, and thermal-bridge-free design, achieving passive house standards.*

*Partnering with a local community land trust keeps this property affordable. That community land trust owns the land, reducing the cost of the homes significantly. Individuals can own a whole floor or a portion. The simple addition or subtraction of a portion of the wall allows this flexibility. At its*

*most dense, this is a community of ten homes and at its least a set of four. The homes can grow and shift with the community over time. Together, the qualities that build Sunset Steps form something greater than a multifamily building: it is a place for a beloved community to call home.*

## **Sunset Lanterns**

Sunset Lanterns, proposal by Kennerly Architecture & Planning

AIASF also announced the three Merit Award winners and two Citation Award winners. Of the six projects revealed, four are mid-block infills, and two are corner lot projects. [Kennerly Architecture](#) & Planning received merits for the eight-unit Sunset Lanterns. The firm writes that the housing be “arranged in two slender towers and a backyard cottage. A central courtyard brings light to the homes and adjacent properties, and serves as a social hub for the community.”

## **Six from One**

Six from One project, illustration by Martin Fenlon Architecture

Martin Fenlon Architecture proposed Six from One, which could split a single family parcel into three lots for a total of six homes. Fenlon writes that “each unit is anchored by a three-story stair hall that doubles as a solar chimney, capped with a ventilation skylight.” A modular foundation will allow contractors to use “engineered lumber and prefabricated shear panels to be easily assembled based on pre-approved span tables and plans,” which should reduce costs and improve affordability.

## **Carved Terrace Block**

Carved Terrace Block, proposal by Object Territories

The next Merit Award was given to Carved Terrace Block by Object-Territories. The corner property design imagines a dense four-story infill punctuated by carved outdoor spaces and solar shading. Energy savings are made with ground source heat pumps, solar panels, and on-site water collection. The first writes that “the outer skin is a soft grey veil of wood, reminiscent of shingle style houses in the Bay Area. Inset volumes contrast the grey wood with naturally colored oiled wood. Wood surfaces provide interiors with warm, embracing spaces. Contemporary bay windows pop out from the façade plane to allow light and additional space to bedrooms. A communal roof terrace promotes social interaction and provides ocean views to the west. The building is constructed with cross-laminated timber (CLT) panels – for walls and slabs – with supplementary glulam framing where needed.”

## **In Our Back Yard**

In Our Back Yard showing area context nestled inside the backyards of a Sunset District block,  
illustration by ISA

In Our Back Yard mid-block view, illustration by ISA

In Our Back Yard by ISA won a Citation Award for a unique solution to bringing new density to the city's Sunset District, replacing the sprawling backyard that dominates much of the low-rise neighborhood with new neighbors while retaining the existing homes. The project uses small amenity portals to access the central pathway. The firm's proposal states, "new housing shouldn't subtract from the existing community or its unique character. If one family is asked to demolish their home to make way for multiple new units, there may not be any takers, but if a whole block can rally together to add housing without demolition or displacement, a radically transformational impact is possible."

## **Housing is Infrastructure**

Housing Is Infrastructure, illustration by Po-Yu Chung

Another Citation Award went to Housing is Infrastructure, designed by Po-Yu Chung. The corner parcel project uses a universal housing structure that can be built quickly with flexible interiors and pre-fabricated furniture above a ground-floor built for community space and cafes. The firm proposes that the government build and own the structures, while NGO's and NPO's can help manage the property.

The project jury includes Anne Torney of Mithun, Antje Steinmuller of CCA, David Winslow from the San Francisco Planning Department, Director of the MOHCD Eric Shaw, author Frances Anderton, and Hector Perez of Woodbury University School of Architecture. For more information about the competition and each project, visit the [AIA SF website here](#).

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**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](#)

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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 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)<sup>7</sup> 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:

---

<sup>7</sup> The legislative history and full text of the bill is available at [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=20210220SB10](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=20210220SB10)



# San Francisco

SFCHRONICLE.COM | Sunday, Feb. 1, 2009

## unlikely housing effort to add housing praised, scorned

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

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would work."

He said the  
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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  
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 unreceptiv  
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 wo  
expensive — four 1,250-

### 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.

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 centers such as

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



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much to qualify for sub housing. To hit the mis middle in San Francisco 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 t vide some of the city's affordable housing.

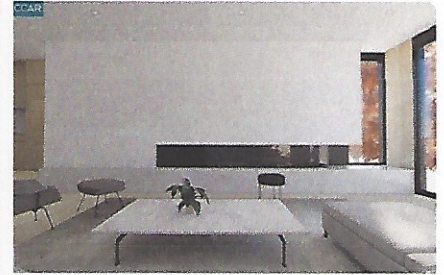
"I am fearful that t houses to be gobbled developers might be



© 2022 CCAR  
NEW 8 HRS AGO



Street View



See all 4 photos

565 29th St, San Francisco, CA 94131

\$2,290,000

Buy with Redfin: \$2,284,128 >

6  
Beds

5  
Baths

4,270  
Sq Ft



Go tour this home

THURSDAY  
14  
JUL

FRIDAY  
15  
JUL

SATURDAY  
16  
JUL

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APPROVED AS ALTERATION W/ 2ND UNIT  
APPLIED 5/2019 - SITE PERMIT APPVD - 12/2020  
ADVERTISED AS SFH  
UNOCCUPIED SINCE 2018?

## 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
Property Type	Single Family Residential	Baths
Year Built	1910	Community
Lot Size	2,850 Sq. Ft.	MLS#

## Price Insights

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

8 hours  
"PENDING"  
4 full, 2 partial  
"ACTUALLY"  
Noe Valley  
41001360  
SOLD 2018 - \$1.365M  
SALE 2020 - \$1.895M  
SOLD 2021 - \$1.788M  
LISTED 2/22 - \$2.31M  
REMOVED 5/22  
RE-LISTED  
7/22 - \$2.29M



Search

Overview

Property Details

Sale & Tax History

Schools

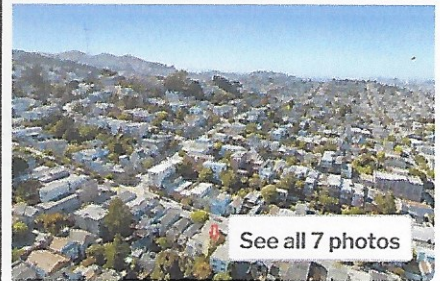
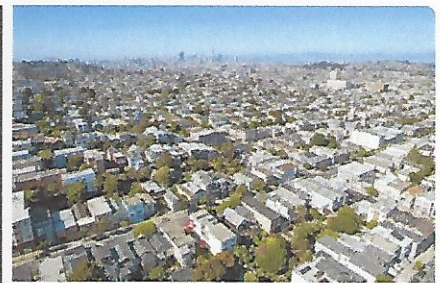
NEW 4 HRS AGO



461 29th STREET

SAN FRANCISCO, CALIFORNIA, 94117

Street View



See all 7 photos

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)



Go tour this home

SATURDAY

SUNDAY

MONDAY

16

17

18

JUL

JUL

JUL



Tour in Person



Tour via Video Chat

Schedule Tour

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Ask a Question

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Buy + Sell = Save

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

## 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

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.

Overview

Location

Property Info

Property History

Public Records

Schools

Similar Homes



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.

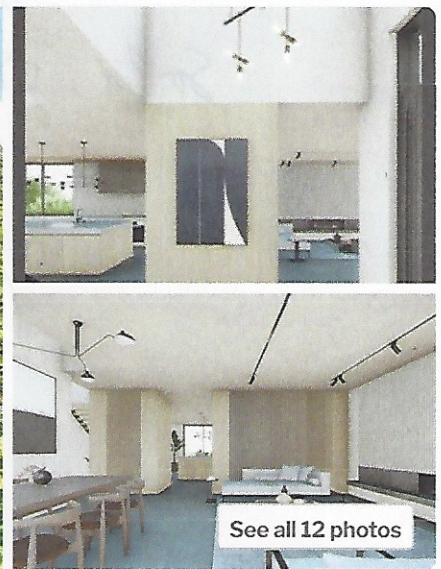
Send Message

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





Street View



See all 12 photos

4250 26th St, San Francisco, CA 94131

\$3,989,000

Est. \$22,233/mo [Get a custom quote](#)

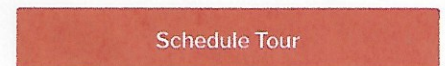
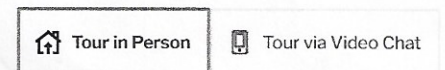
6  
Beds

6.5  
Baths

—  
Sq Ft

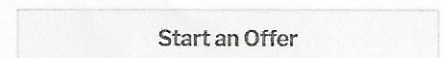


## Go tour this home



It's free, with no obligation — cancel anytime.

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[Ask a Question](#)

(415) 234-4215

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When you buy & sell with Redfin, we cut our listing fee to 1%—half what others charge. [Get started](#)

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

LISTED 5/2017 — \$1.449M  
SOLD 6/2017 — \$2.3M  
ORIGINAL  
PERMIT APPLICATION AS  
ALTERATION IN 2018  
CHANGED APPLICATION TO  
DEMO — 2A APPROVED 7/2020  
4 DR REQUESTS  
COMMISSION TOOK DR +  
APPROVED 7/2021  
LISTED 6/2022 — \$3.989M





Floor Plans

Street View

See all 5 photos

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

\$3,675,000

Est. \$20,483/mo Get a custom quote

12

Beds

11.5

Baths

6,512

Sq Ft



Go tour this home

SATURDAY

16

JUL

SUNDAY

17

JUL

MONDAY

18

JUL

Tour in Person

Tour via Video Chat

Schedule Tour

It's free, with no obligation — cancel anytime.

OR

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Buy with a Redfin Agent and get \$9,242 back.

Ask a Question

(415) 234-4215

## About This Home

EXISTING HOUSE UNOCCUPIED SINCE 2017?

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		



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

**From:** [Robert Hall](#)  
**To:** [Board of Supervisors \(BOS\)](#); [PrestonStaff \(BOS\)](#)  
**Subject:** Oppose "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026  
**Date:** Wednesday, July 12, 2023 7:26:41 PM  
**Attachments:** [image.png](#)

---

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

Please oppose "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026.

Nearly every media outlet is talking about the [biodiversity crisis](#) and the climate crisis. This is not a time to weaken the environmental review process. It's a time to strengthen it. With recent changes at the state level like SB9, San Francisco already has parks like [Palou Phelps](#) in the developers cross hairs. Why loosen the rules to build more luxury condos? Please concentrate your energies on protecting San Francisco from the looming environmental crises and redeveloping our flagging downtown. There's an urgent need to reimagine the empty commercial space to create a community people want to live in, not just commute to.

I'm a huge supporter and advocate of the city and sympathize what you're up against. Please don't compromise the environment or eliminate the beauty of our natural heritage. Fill the empty buildings where all the concrete has already been poured.

Robert Hall  
1946 Grove St. Apt. 6  
San Francisco, CA 94117



## What's at Risk if We Don't Adapt?

### Assets at risk of SLR flooding<sup>1</sup>:

**75,000**  
total households,  
including **12,000**  
in the most  
socially vulnerable  
communities.<sup>3</sup>

**200,000**  
total jobs, and  
**15,000** total  
businesses.

**20,000**  
vulnerable acres  
at risk, including  
wetlands,  
lagoons, and tidal  
marshes.<sup>3</sup>



Photo credit: Ben Berlin, 2020

### Estimates of a Subset of Assets at Risk: (in 2022 dollars)

**\$85 billion**

Estimated assessed value of parcels  
at risk<sup>2</sup>

**\$151 billion**

Estimated value of major roadways at  
risk<sup>2</sup>

<sup>1</sup> Assuming 4.9 feet of inundation by 2050.

<sup>2</sup> Calculated based on 230 miles of vulnerable major class roadways, using a median transportation adaptation cost of \$25,000 per foot. Adaptation assumes only elevation or realignment and not protection in place or multi-benefit solutions.

<sup>3</sup> Social vulnerability defined by the high and highest levels of BCDC's Community Vulnerability Data.

<sup>4</sup> From Adapting to Rising Tides Bay Area, 2020

3

## Inventory of Adaptation Needs

### Local Adaptation Projects and Study Areas<sup>1</sup>

- Local Adaptation Projects
- Local Study Areas

192 projects in original inventory

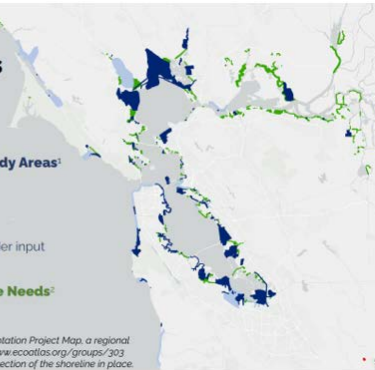
132 projects updated with stakeholder input  
Includes 47 new projects added

### Potential Protective Infrastructure Needs<sup>2</sup>

- Placeholder Adaptation Needs

<sup>1</sup> Includes projects identified in BCDC's Shoreline Adaptation Project Map, a regional project inventory hosted through EcoAtlas: <https://www.ecoatlas.org/groups/303>

<sup>2</sup> Placeholder needs determined by assuming the protection of the shoreline in place.



5

**From:** [Candace Low](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Opposition to: Constraints Reduction Ordinance ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026  
**Date:** Wednesday, July 12, 2023 12:25:39 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,

As a native of San Francisco for over 50 years, and an active member of the community, I am writing to oppose Constraints Reduction Ordinance ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026.

It should be a priority to conduct an environmental assessment of impacts to the rare community of the San Francisco sand dune communities and the mental health and well-being of the people who live and visit the neighborhood this project would impact.

Sincerely,

Candace Low

A concerned citizen of the outer sunset community.

---

Candace Low, PhD  
Biology Department  
San Francisco State University  
E-mail: [clowsf@sfsu.edu](mailto:clowsf@sfsu.edu)

---

**From:** [Leanna Louie](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Breed, Mayor London \(MYR\)](#)  
**Subject:** Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!  
**Date:** Tuesday, July 11, 2023 12:16:31 PM

---

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

Dear Honorable Supervisors,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she suspend her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.

2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year

3) NO Condo Conversions! Remove all language that expands condo conversions.

4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

<!--[if !supportLineBreakNewLine]-->  
<!--[endif]-->

Thank you,

Leanna Louie  
Resident of San Francisco since 1979

**From:** [Bronwen Lemmon](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** "Family Housing" ordinance = NO  
**Date:** Tuesday, July 11, 2023 10:56:43 AM

---

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

Dear Representatives,

I write to say, "No" to Supervisor Myrna Melgar's "Family Housing" ordinance.

I am responding no to this ordinance for the following reasons:

1. That there has been no notices or hearings planned or presented in order for a fair and honest environmental and community review.  
Furthermore, it would be fair and honest to expand public hearing period for all new projects from 30 days to 60 days.
2. It would be fair to add verifiable language to demonstrate the Family Housing Ordinance ordinance will indeed provide 100% housing for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) Family Housing needs to stay in the low income family housing bracket. Condo Conversions have no place in that so please remove that language.
- 4) Please hit a hard pause on demolitions. Reasons for this include, the 40k vacant housing units in SF, the 70k new units already in the pipeline and the thousands of potential office space conversions. For these reasons it makes no fiscal sense to SF taxpayers to have more demolitions when there is a surplus of existing buildings. Furthermore, this sort of unnecessary building activity adds to the greenhouse gas emissions that we all must be limiting to essentials.

Sincerely,

Bronwen Lemmon  
SF voter and taxpayer

San Francisco, CA 94122  
Ph: 415.820.3930





**From:** [Catherine Robyns](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Against Sup. Melgar's "Family Housing" Plan  
**Date:** Monday, July 10, 2023 2:14:01 PM

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

Dear Supervisors,

I am writing, as a multi-generational resident of the Richmond and a member of our neighborhood's Russian community, to oppose Supervisor Melgar's plans for the upzoning and redevelopment of the Richmond District.

We are against the gentrification of our neighborhood and the disruption of community stability for developer's gains.

This proposal would impact the natural space that characterizes the coast of California. San Francisco's environmental health is not what it once was, our tree canopy is smaller than all other major US cities and our air quality is often registered as unhealthy. There is a reason that the California coastal neighborhoods have always been low lying and underdeveloped. Preservation of our western side is essential to creating a balance to our city, and to combating the degradation of our urban and natural environment.

Best regards,  
Catherine

**From:** [Aaron Goodman](#)  
**To:** [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [BOS Clerks Office \(BOS\)](#)  
**Subject:** Against melgar housing ordinance  
**Date:** Monday, July 10, 2023 12:23:07 PM

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

I cannot attend today's hearing on the melgar housing ordinance.

I am concerned about the demolition of sound housing (obsolescence) in terms of the environmental impacts and the displacement and gentrification of lower income neighborhoods in SF without some legislation that can actually protect and prevent evictions.

The agreements the city made prior with larger developers don't hold water when the land changes hands and can and probably will be taken to court.

The concerns are that you need to legislate the requirements for balanced development of essential rental housing stock.

We see plenty of new projects that are not affordable to many existing residents...

This legislation does not solve the imbalance of years of ignoring the problem nor does it take significant steps to deal with infrastructure and the density proposed.

I support the orgs opposed to this legislation.

A.Goodman D11

Sent from my iPhone

**From:** [DJ Niccolls](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Melgar Ordinance Attacking Environmental Review  
**Date:** Monday, July 10, 2023 11:44:56 AM

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

Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,  
Dorothy J Niccolls  
Resident in outer richmond

**From:** [Bronwen Lemmon](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** "Family Housing" ordinance = NO  
**Date:** Tuesday, July 11, 2023 10:56:43 AM

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

Dear Representatives,

I write to say, "No" to Supervisor Myrna Melgar's "Family Housing" ordinance.

I am responding no to this ordinance for the following reasons:

1. That there has been no notices or hearings planned or presented in order for a fair and honest environmental and community review.  
Furthermore, it would be fair and honest to expand public hearing period for all new projects from 30 days to 60 days.
2. It would be fair to add verifiable language to demonstrate the Family Housing Ordinance ordinance will indeed provide 100% housing for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) Family Housing needs to stay in the low income family housing bracket. Condo Conversions have no place in that so please remove that language.
- 4) Please hit a hard pause on demolitions. Reasons for this include, the 40k vacant housing units in SF, the 70k new units already in the pipeline and the thousands of potential office space conversions. For these reasons it makes no fiscal sense to SF taxpayers to have more demolitions when there is a surplus of existing buildings. Furthermore, this sort of unnecessary building activity adds to the greenhouse gas emissions that we all must be limiting to essentials.

Sincerely,

Bronwen Lemmon  
SF voter and taxpayer

San Francisco, CA 94122  
Ph: 415.820.3930

**From:** [DJ Niccolls](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Melgar Ordinance Attacking Environmental Review  
**Date:** Monday, July 10, 2023 11:44:45 AM

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Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,  
Dorothy J Niccolls  
Resident in outer richmond

**From:** [JJ Hollingsworth](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#); [MelgarStaff \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)  
**Subject:** Family Housing Ordinance  
**Date:** Friday, July 7, 2023 4:40:19 PM

---

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

Dear Supervisor,

I have a very deep concern about the following matter. I am not against building affordable housing in San Francisco, but this measure doesn't even begin to solve housing issues and in fact will exacerbate the current problems.

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with *\*no\** input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore *\*all\** existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
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- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

JJ Hollingsworth

**From:** [Robert Ho](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Request Delay of Supervisor Melgar's "Family Housing" Ordinance  
**Date:** Friday, July 7, 2023 3:06:42 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,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
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Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!

Thank you,

Robert Ho

**From:** [Geo Kimmerling](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Supervisor Melgar"s proposed Family Housing Initiative  
**Date:** Friday, July 7, 2023 6:42:44 PM  
**Attachments:** [Family Housing Initiative.doc](#)

---

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

Please see attached letter from the Mid-Sunset Neighborhood Association, a neighborhood organization representing 187 families.

Thank you,  
Flo Kimmerling  
President MSNA





## MID-SUNSET NEIGHBORHOOD ASSOCIATION

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Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with no input from neighborhood and environmental groups! As a group, the Board of Supervisors cannot represent us if they do not listen to our concerns.

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
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**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

Flo Kimmerling, President  
Mid-Sunset Neighborhood Association

**From:** [Jason Jungreis](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** No to "Family Housing" ordinance: Build the already-approved large developments in the pipeline, don't destroy existing neighborhoods!  
**Date:** Saturday, July 8, 2023 2:37:47 PM

---

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

Dear Supervisor,

There are over 72,000 units in the housing pipeline, with about half in approved large developments -- BE EFFICIENT, BUILD THOSE!  
(<https://sfplanning.org/project/pipeline-report#current-dashboard>)

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
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**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,

Jason Jungreis  
527 47th Avenue  
SF 94121

**From:** [lucky fung](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Supervisor Myrna Melgar's family ordinance is bad for San Francisco  
**Date:** Saturday, July 8, 2023 2:02:43 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  
>  
> Supervisor Myrna Melgar's proposed family housing directive will tear up existing zoning ordinances on housing density in residential neighborhoods  
>  
> Please do not support Supervisor Melgar's family housing plan. Ask her to suspend her proposed legislation. She & the BOS should meet with the community and environmental groups to work out an executive agreement density on proposals to bring affordable housing to San Francisco  
>  
> I'm am not against building higher density dwellings in high traffic corridors such as Geary Blvd, Presidio/19th Avenue, Judah street, Taraval Street, Ocean street, but I  
> do not support converting single family residential neighborhood homes into multiplexes in West of Twin Peaks and Sunset & Richmond residential neighborhoods  
>  
> Lucky Fung  
>  
> Sent from my iPhone

**From:** [Pamela Barrango](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Cc:** [Pamela Barrango](#)  
**Subject:** Stop Melgar Ordinance Attacking Environmental Review  
**Date:** Saturday, July 8, 2023 1:50:58 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 am writing in opposition to the Supervisor Melgar “Family Housing” ordinance.

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
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increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

Pamela Barrango

Resident of D4

**From:** [Kathleen Kelley](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Cc:** [Kathleen Kelley](#)  
**Subject:** Stop Melgar Ordinance Attacking Environmental Review  
**Date:** Saturday, July 8, 2023 1:06:26 PM

---

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Dear Supervisors,

I am writing in opposition to the Supervisor Melgar "Family Housing" ordinance.

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

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**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

Kathleen Kelley

Resident of D4

**From:** [RL](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Public Comment: Land Use Item 8, July 10 - OPPOSE Unless Amended - Melgar "Family Housing" File #230026  
**Date:** Saturday, July 8, 2023 12:56:22 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,

Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
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**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**



Thank you,

Renee Lazear  
SON-SF ~ Save Our Neighborhoods SF  
94116

**From:** [David OBrien](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Family housing  
**Date:** Saturday, July 8, 2023 9:57:50 AM

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Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

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**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,  
Sent from my iPhone

David OBrien

**From:** [Lou Ann Bassan](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Joel Engardio](#)  
**Subject:** NO to Supervisor Melgar housing ordinance  
**Date:** Saturday, July 8, 2023 9:06:39 AM

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Dear Supervisors,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

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**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,  
Lou Ann Bassan

**From:** [carol harvey](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** PLEASE VOTE NO ON SUP. MELGAR'S NON-AFFORDABLE "FAMILY HOUSING ORDINANCE. THANK YOU!  
**Date:** Saturday, July 8, 2023 8:57:08 AM

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Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

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Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!

Thank you,

Carol Harvey  
Bay Area Investigative Reporter

**From:** [Marian Laffan](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Supervisor Melgar's housing ordinance hearing July10  
**Date:** Saturday, July 8, 2023 4:42:22 AM

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Dear Supervisor,

I am writing to register my objections to the ordinance proposed by Supervisor Melgar (to be presented to the BOS on July 10 2023). As the owner of a two residential unit in the Sunset (one unit is my residence, the other rented to a senior for the past 10 years) and a property tax/income tax/sales tax contributor to the city I particularly object to the waiver of community noticing and opportunity to submit observations on real estate projects and developments.

Supervisor Myrna Melgar's mis titled "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that will destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist Supervisor Melgar delays her legislation, sits down with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects.
- 2) Add language mandating truly affordable housing, requiring a percentage (to be negotiated) of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance in its current form and work to include that changes documented above.**

Thank You,

Marian Laffan

**From:** [Eric Brooks](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Public Comment For Land Use Committee, July 10, 2023 - OPPOSE Unless Amended - Melgar "Family Housing SUD" File #230026  
**Date:** Friday, July 7, 2023 9:10:39 PM

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Dear Supervisors,

Supervisor Myrna Melgar's so called "Family Housing" ordinance File #230026, in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

Eric Brooks, Campaign Coordinator  
Our City SF and



San Francisco CEQA Defenders

**From:** [aeboken](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** Strongly Urging CONTINUANCE for Land Use and Transportation Committee Agenda Item #7 [Planning, Subdivision, and Administrative Code - Family Housing Opportunity Special Use District] File #230026 Otherwise OPPOSE UNLESS AMENDED  
**Date:** Sunday, July 9, 2023 1:31:40 PM  
**Attachments:** [Fee Schedule.pdf](#)

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

TO: Land Use and Transportation Committee members

Board of Supervisors members

FROM: Eileen Boken, President

Sunset-Parkside Education and Action Committee (SPEAK)

RE: Family Housing Opportunity SUD

Position: Strongly urging continuance otherwise oppose unless amended.

SPEAK is strongly urging that this legislation be continued as there has been no prior outreach to any District 4 (four) organizations and no known prior outreach to other affected districts.

If the Land Use and Transportation Committee is unwilling to continue this item, SPEAK would take the position to oppose unless amended.

The overall proposed amendments are as follows:

- Restore all existing noticing and hearings including DR and CU. Additionally, expand the public comment period from 30 days to 60 days.
- Mandate truly affordable housing with 100% affordable housing at \$80,000. per year for families and \$50,000. per year for individuals.
- Eliminate all condo conversion language.
- Eliminate all demolitions.

SPEAK's specific amendment would be to create a pilot project solely in District 7 (seven) and eliminate all references to other districts.

On the issue of noticing, at the June 29, 2023 hearing of the Planning Commission, the Director of Current Planning stated that if the current noticing was eliminated that there would

still be the options of Block Book Notification (BBN) and buildingeye.

The Director of Current Planning failed to state that BBN is fee-based.

[Refer to attached Planning Department Fee Schedule section 6 (six).]

For a neighborhood organization, the fee is \$45. per block.

SPEAK's boundaries have approximately 580 blocks. The total BBN fee would be approximately \$26,100.

BBN is also apparently cumbersome and inefficient.

The buildingeye software appears to be not ready for primetime.

Reiterating some of SPEAK's comments from the June 12, 2023 meeting of the Land Use and Transportation Committee on this legislation:

In 2018, ABAG and MTC convened the CASA Compact to address the region's housing needs.

During a CASA Compact meeting, one of the CASA Compact members stated on the record that the problem is too much democracy.

Is the message of this legislation and its co-sponsors that the problem is too much democracy?

###

Sent from my Verizon, Samsung Galaxy smartphone



## FEE SCHEDULE

EFFECTIVE AUGUST 29, 2022  
UPDATED APRIL 28, 2023

The Planning Department charges fees to compensate for the cost of processing applications. Payments may be made by cash, check (payable to "San Francisco Planning Department"), credit card or wire transfer.

### Fee Increases

Every year, application fees are adjusted by the two-year average consumer price index (CPI) change for the San Francisco/San Jose Primary Metropolitan Statistical Area. An updated fee schedule showing these adjusted rates and any other fee changes is published in August or early September each year.

### Time and Materials Charges

Enforcement and monitoring fees, and all applications, except those for the Short-Term Rental Registry and Discretionary Reviews, are subject to billing for staff time and materials if the cost of reviewing the application exceeds the initial fee charged. Applications for entitlements that are administratively reviewed and approved without a public hearing (e.g. Administrative Minor Permit to Alter; Administrative Certificate of Appropriateness) will be subject only to time and materials billing and will not be charged an up-front application fee.

### Fee Calculators

This year's fee calculators are incorporated in the worksheets below.

### Development Impact Fees

In addition to application fees, the City imposes impact fees on development projects in order to mitigate the impacts caused by new development on public services, infrastructure and facilities. Development impact fees are collected by the Department of Building Inspection; they are adjusted annually in January based on Annual Infrastructure Construction Cost Inflation Estimates. More information about impact fees is available at [sfplanning.org](https://sfplanning.org).

### Refunds

Any application withdrawn prior to a public hearing or canceled by the Planning Department is eligible for a refund of the initial application fee less the cost of time and materials expended. Refund requests must be submitted within six months of the project closure date.

### Relevant Code Citations

Administrative Code			
2.21	8.28	31.12	31.22.1
31.23.1	41A.5(g)(3)(B)	41A.6(d)(1)(A)	
41F.3(f)(3)(x)			

Planning Code			
<a href="#">169.4(g)</a>	<a href="#">176.C.1</a>	<a href="#">206</a>	<a href="#">303.2</a>
<a href="#">328</a>	<a href="#">350</a>	<a href="#">604.1</a>	
<a href="#">604.2</a>	<a href="#">610(b)(2)(B)</a>	<a href="#">611</a>	



### Contact Information

For additional information, please visit [sfplanning.org](https://sfplanning.org) or contact the Planning Information Center at **628.652.7300** or [pic@sfgov.org](mailto:pic@sfgov.org).

For wiring instructions, please email [cpc.wiretransfer@sfgov.org](mailto:cpc.wiretransfer@sfgov.org)

中文詢問請電 | Para información en Español llamar al | Para sa impormasyon sa Tagalog tumawag sa 682.652.7550

### NOTE

Where an applicant requests **two or more approvals** involving a Conditional Use, Planned Unit Development, Variance, Downtown Large Project Authorization, District Section 309 review, Large Project Authorization in the Eastern Neighborhoods, Large Project Authorization (Section 329), Certificate of Appropriateness, Permit to Alter a Significant or Contributory building both within and outside of Conservation Districts, or a Coastal Zone Permit review, the amount of **the second** and each subsequent initial fees of lesser value shall be **reduced to 50%** plus time and materials as set forth in Planning Code Section 350.

* BOARD OF SUPERVISORS APPEALS SURCHARGE INCLUDED	\$120
** BOARD OF APPEALS SURCHARGE INCLUDED	\$37.00

# 1 BUILDING PERMIT PLANNING REVIEW

a. Change in Use or Alteration of an Existing Building	Base Fee	Variable x construction cost	Total
\$0 - \$9,999	\$447		
\$10,000 - \$49,999	\$458	+ 4.678%	
\$50,000 - \$99,999	\$3,405	+ 3.125%	
\$100,000 - \$499,999	\$5,001	+ 3.420%	
\$500,000 - \$999,999	\$18,945	+ 0.865%	
\$1,000,000 - \$4,999,999	\$23,354	+ 0.339%	
\$5,000,000 - \$99,999,999	\$37,199	+ 0.004%	
\$100,000,000 or more	\$42,868		
b. Solar Panels/Over-the-Counter Solar Equipment Installation			\$229**
c. New Construction**	Base Fee	Variable x construction cost	Total
\$0 - \$99,999	\$3,106		
\$100,000 - \$499,999	\$3,108	+ 3.420%	
\$500,000 - \$999,999	\$17,054	+ 1.091%	
\$1,000,000 - \$4,999,999	\$22,619	+ 0.421%	
\$5,000,000 - \$99,999,999	\$39,745	+ 0.005%	
\$100,000,000 or more	\$46,833		

Item	Fee
d. Back Check Fee for Permit Revisions	\$322**
e. Demolition Permit	\$2,052**
f. Building Permit Neighborhood Notification	\$104** + \$3.77 per envelope
g. Signs Permit	\$215**

**NOTES** 1. Windows, Roofs, Siding & Doors Replacement Applications approved over-the-counter at the Public Information Counter shall be charged 1/2 the fee set forth above.

2. Building Permit Fees will be waived for permits related to granting legal status to existing dwelling units constructed without required permits, per **Board Ordinance 150571**, effective for activities prior to January 1, 2020.

## 2 ENVIRONMENTAL REVIEW

Exemptions	Fee
a. Categorical Exemption Checklist	\$399
b. Categorical Exemption Certificate	\$7,925*
c. Historic Resource Determination (HR Part 1)	\$3,390*
Historic Resource Impact Review (HR Part 2)	\$4,535
d. Class 32 Categorical Exemption	See Worksheet 13
e. Categorical Exemption Prepared by Another City Agency Review	\$456*
Inside Community Plan Areas	Fee
f. Environmental Document Determination	\$17,427
g. Community Plan Evaluation	\$9,642*
h. Initial Study/Environmental Evaluation	See Worksheet 11
i. Focused Environmental Impact Report (EIR)	1/2 EIR fee
j. Environmental Impact Report (EIR)	See Worksheet 12
Outside of Community Plan Areas	Fee
k. Initial Study	See Worksheet 9
l. Environmental Impact Report (EIR)	See Worksheet 10
m. EIR Supplemental	1/2 EIR fee*
n. EIR Addendum	\$31,297
o. Negative Declaration Addendum/Re-evaluation	\$31,297
Transportation Review or Impact Study	Fee
p. Transportation Review or Study	\$29,809
q. Site Circulation Review	\$10,823



### 3 LAND USE SUPPLEMENTALS

Supplemental	Fee
<b>a. Amendments</b> <ul style="list-style-type: none"> <li>- General Plan Amendment (GPA)</li> <li>- Planning Code Text Amendment (PCA)</li> <li>- Zoning Map Amendment (MAP)</li> </ul>	Time & Materials \$19,704 \$9,861
<b>b. Certificate of Appropriateness (COA)</b> <ul style="list-style-type: none"> <li>- Administrative</li> <li>- Full Certificate of Appropriateness (COA)</li> <li>Construction Cost:               <ul style="list-style-type: none"> <li>- \$0 to \$999</li> <li>- \$1,000 to \$19,999</li> <li>- \$20,000 or more</li> </ul> </li> </ul>	Time & Materials  \$467** \$1,752** \$7,974**
<b>c. Coastal Zone Permit (CTZ)</b>	See Worksheet 8
<b>d. Conditional Use Authorization (CUA)</b>	See Worksheet 7
Planned Unit Development (PUD)	See Worksheet 7
State Density Bonus - Analyzed	See Worksheet 7
<b>e. Determination of Compatibility</b>	See Worksheet 7
<b>f. Discretionary Review</b>	
<ul style="list-style-type: none"> <li>- Publically-Initiated Discretionary Review (DRP)</li> <li>- Mandatory &amp; Staff-Initiated Discretionary Review (DRM)</li> </ul>	\$699 \$4,807
<b>g. Downtown Large and Residential Project Authorization (DNX)</b>	See Worksheet 8
Application for 1 or more exceptions under Section 309	\$2,576**
<b>h. Eastern Neighborhoods Large Project Authorizations (ENX)</b>	See Worksheet 7
<b>i. General Plan Referral (GPR)</b>	\$4,629
Streamlined sidewalk width changes	\$1,843
<b>j. HOME-SF (AHB)</b>	See Worksheet 14
<b>k. Institutional Master Plan (IMP)</b>	
<ul style="list-style-type: none"> <li>- Abbreviated</li> <li>- Full or Substantial Revision</li> </ul>	\$3,137 \$17,143
<b>l. Landmarks Designation</b>	
<ul style="list-style-type: none"> <li>- Individual (DES)</li> <li>- District (DES)</li> <li>- Designation or change of boundary of a conservation district or significant or contributory building</li> </ul>	\$366 \$1,465 \$8,778
<b>m. Legislative Setback Amendment</b>	\$3,987
<b>n. Permit to Alter (PTA)</b>	
<ul style="list-style-type: none"> <li>- Minor Permit to Alter</li> <li>- Major Permit to Alter</li> </ul>	Time & Materials \$11,626**

<b>o. Mills Act Contract (MLS)</b>	
- Commercial Properties	\$6,701
- Residential Properties	\$3,350
<b>p. Office Allocation (OFA)</b>	\$6,842**
<b>q. Preliminary Project Assessment (PPA) <sup>1</sup></b>	\$6,191
<b>r. Service Station Conversion Determinations by ZA</b>	\$3,892
<b>s. Shadow Study Analysis (SHD)</b>	\$691**
<b>t. Short-Term Residential Rental Registry Application</b>	\$550
<b>u. General Advertising Signs</b>	
- Annual Inventory Maintenance Fee (per sign)	\$310
- Inventory Registration and Updates (per sign)	\$958
- General Advertising Sign Fee (per individual relocation agreement application)	\$1,711
- Sign Program – Reconsideration Hearing Fee	\$5,829
- Sign Structure In-Lieu Application (per sign structure)	\$547
<b>v. Temporary Use Authorization</b>	\$571
<b>w. Transferrable Development Rights</b>	
- Statement of Eligibility (TDE)	\$2,092**
- Execution of Certificate of Transfer (TDT)	\$593
- Notice of Use of TDR (TDU)	\$1,851
<b>x. Transportation Demand Management (TDM) Program <sup>2</sup></b>	
- TDM Plan Review	\$7,013
- TDM Periodic Compliance Review	\$1,169
- TDM Plan Update Review	\$1,519
<b>z. Variance (VAR)</b>	
Construction Cost:	
- \$0 to \$9,999	\$1,180**
- \$10,000 to \$19,999	\$2,584**
- \$20,000 or more	\$5,223**

**NOTES**    **1.** PPA Fees may be deducted from future Planning review fees.

**2.** Per [Board Ordinance 160925](#), projects with 24 dwelling units or less are exempt from fees for periodic compliance review and voluntary update review. Non-profit organizations that receive funding from the City are exempt from all TDM fees.



## 4 INTERAGENCY REFERRALS

Activity	Fee
a. Public Health, Fire, Police, Entertainment Commission, Cannabis, and other agencies	\$170
b. Personal Wireless Service Facilities Site Permit (Facilities within Public Right-of-Way only)	\$266
c. Surface Mounted Facilities Site Permit -Planning Department's review of the preferred location list	\$366.50

## 5 ENFORCEMENT & APPEALS

Activity	Fee
a. Appeal of Preliminary Negative Declaration to Planning Commission	\$698
b. Appeals to Board of Supervisors	\$698
c. Enforcement Fee Monitoring Conditions of Approval, Zoning Authorization (ZA) Mitigation Monitoring or Environmental Review (MCM)	\$1,580
d. Planning Code Violation Penalties	up to \$1,000 per day
e. Sign Program Penalties (per day per violation)	
- 100 sq ft or less	\$100
- 101-300 sq ft	\$1,000
- 301-500 sq ft	\$1,750
- more than 500 sq ft	\$2,500
f. Short-Term Residential Rental notice of Violation Penalties (per day)	\$484
g. Unauthorized Dwelling Unit (UDU) removal of (1) or addition (3+)	Up to \$250,000 per unit
h. Historic Property: Damage / Demolishing	Up to \$500,000 per property

## 6 PUBLIC INFORMATION

Item	Fee
<b>a. Block Book Notification (BBN)</b> <ul style="list-style-type: none"> <li>- For an Individual (per lot) \$45</li> <li>- Each additional lot \$18</li> <li>- For a Neighborhood Organization (per block) \$45</li> <li>- Each additional block \$18</li> </ul>	
<b>b. Document Sales (publications/transcripts)</b>	Varies per document
<b>c. Pre-Application Meeting – Department-Facilitated (PRV)</b>	\$1,218
<b>d. Project Review Meeting (policy/code/interpretation)</b> <ul style="list-style-type: none"> <li>5 or fewer dwelling units or affordable housing projects <ul style="list-style-type: none"> <li>- Planning Department Only \$515</li> <li>- Interagency (Planning, DBI, DPW, Fire) \$1,662</li> </ul> </li> <li>6 or more dwelling units or commercial projects <ul style="list-style-type: none"> <li>- Planning Department Only \$1,218</li> <li>- Interagency (Planning, DBI, DPW, Fire) \$2,365</li> </ul> </li> </ul>	
<b>e. Subscription to Planning Commission Agendas</b>	\$52 per year
<b>f. Subscription to Historic Preservation Commission Agendas</b>	\$52 per year
<b>g. Zoning Verification Letters (per lot)</b>	\$208**
<b>h. Zoning Administrator Written Determinations</b>	\$808**

## 7 ENTITLEMENT FEE WORKSHEET

### Conditional Use / Planned Unit Development / Eastern Neighborhoods Large Project Authorizations

			Base Fee	Surcharge*	Total
a. No construction cost (excluding extension of hours)			\$2,517	\$120	\$2,637
b. No construction cost (including extension of hours)			\$1,799	\$120	\$1,919
c. \$1 through \$9,999			\$1,799	\$120	\$1,919
d. \$10,000 to \$999,999	Applied <sup>1</sup>	Variable			
Enter Cost: \$ <input type="text"/>	\$10,000	0.817%	\$1,799	\$120	
e. \$1,000,000 to \$4,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.972%	\$10,027	\$120	
f. \$5,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$5,000,000	0.817%	\$49,695	\$120	
g. \$10,000,000 to \$19,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.424%	\$91,524	\$120	
h. \$20,000,000 and more			\$134,566	\$120	\$134,686
i. Amend conditions of approval of a previous project			\$1,336	\$120	\$1,456
j. Wireless Telecommunications Services (WTS)			\$6,293	\$120	\$6,413

**NOTES** 1. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

2. The initial fee amount is not to exceed 50% of the project construction cost for projects more than \$10,000.

3. If the project meets the Community Business Priority Processing Program criteria, the fee rate will be adjusted.

## 8 ENTITLEMENT FEE WORKSHEET

### Downtown Large Project Authorization / Downtown Residential Project Authorization / Coastal Zone Permit

			Base Fee	Surcharge**	Total
a. \$0 through \$9,999			\$358	\$37	\$395
b. \$10,000 to \$999,999	Applied <sup>1</sup>	Variable			
Enter Cost: \$ <input type="text"/>	\$10,000	0.164%	\$364	\$37	
c. \$1,000,000 to \$4,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.195%	\$2,017	\$37	
d. \$5,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$5,000,000	0.161%	\$9,971	\$37	
e. \$10,000,000 to \$19,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.085%	\$18,249	\$37	
f. \$20,000,000 and more			\$26,944	\$37	\$26,981
g. Amend conditions of approval of a previous project			\$1,336	\$37	\$1,373

**NOTES** 1. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

2. The initial fee amount is not to exceed 50% of the project construction cost for projects more than \$10,000.

## 9 ENVIRONMENTAL EVALUATION FEE WORKSHEET

### Outside adopted Plan Areas

			Base Fee	Surcharge*	Total
<b>a. \$0 through 9,999</b>			\$1,496	\$120	\$1,616
<b>b. \$10,000 to \$199,999</b>	Applied <sup>1</sup>	Variable <sup>2</sup>			
Enter Cost: \$ <input type="text"/>	\$10,000	2.828%	\$5,821	\$120	
<b>c. \$200,000 to \$999,999</b>					
Enter Cost: \$ <input type="text"/>	\$200,000	2.139%	\$11,304	\$120	
<b>d. \$1,000,000 to \$9,999,999</b>					
Enter Cost: \$ <input type="text"/>	\$1,000,000	1.796%	\$28,753	\$120	
<b>e. \$10,000,000 to \$29,999,999</b>					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.552%	\$193,475	\$120	
<b>f. \$30,000,000 to \$49,999,999</b>					
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.208%	\$306,243	\$120	
<b>g. \$50,000,000 to \$99,999,999</b>					
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.050%	\$348,606	\$120	
<b>h. \$100,000,000 and more</b>					
Enter Cost: \$ <input type="text"/>	\$100,000,000	0.022%	\$373,964	\$120	

**NOTES** 1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.

2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

# 10 EIR FEE WORKSHEET

## Outside adopted Plan Areas

			Base Fee	Total
a. \$0 through \$199,999				\$33,230
b. \$200,000 to \$999,999	Applied <sup>1</sup>	Variable <sup>2</sup>		
Enter Cost: \$ <input type="text"/>	\$200,000	0.818%	\$33,230	
c. \$1,000,000 to \$9,999,999				
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.552%	\$40,070	
d. \$10,000,000 to \$29,999,999				
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.224%	\$90,817	
e. \$30,000,000 to \$49,999,999				
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.060%	\$137,058	
f. \$50,000,000 to \$99,999,999				
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.060%	\$149,661	
g. \$100,000,000 and over				
Enter Cost: \$ <input type="text"/>	\$100,000,000	0.022%	\$181,436	

**NOTES** 1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.

2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

## 11

## ENVIRONMENTAL EVALUATION FEE WORKSHEET

## Within adopted Plan Areas

			Base Fee	Surcharge*	Total
a. \$0 through \$9,999			\$1,863	\$120	\$1,983
b. \$10,000 to \$199,999	Applied <sup>1</sup>	Variable <sup>2</sup>			
Enter Cost: \$ <input type="text"/>	\$10,000	3.523%	\$7,742	\$120	
c. \$200,000 to \$999,999					
Enter Cost: \$ <input type="text"/>	\$200,000	2.662%	\$14,565	\$120	
d. \$1,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	2.232%	\$36,275	\$120	
e. \$10,000,000 to \$29,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.688%	\$241,209	\$120	
f. \$30,000,000 to \$49,999,999					
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.257%	\$381,543	\$120	
g. \$50,000,000 to \$99,999,999					
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.060%	\$434,403	\$120	
h. \$100,000,000 and more					
Enter Cost: \$ <input type="text"/>	\$100,000,000	0.026%	\$465,868	\$120	

**NOTES** 1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.

2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

## 12 EIR FEE WORKSHEET

### Within adopted Plan Areas

			Base Fee	Total
a. \$0 through \$199,999			\$41,354	\$41,354
b. \$200,000 to \$999,999	Applied <sup>1</sup>	Variable <sup>2</sup>		
Enter Cost: \$ <input type="text"/>	\$200,000	1.015%	\$41,354	
c. \$1,000,000 to \$9,999,999				
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.688%	\$49,870	
d. \$10,000,000 to \$29,999,999				
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.283%	\$113,020	
e. \$30,000,000 to \$49,999,999				
Enter Cost: \$ <input type="text"/>	\$30,000,000	0.076%	\$170,601	
f. \$50,000,000 to \$99,999,999				
Enter Cost: \$ <input type="text"/>	\$50,000,000	0.076%	\$186,412	
g. \$100,000,000 and over				
Enter Cost: \$ <input type="text"/>	\$100,000,000	0.026%	\$225,941	

**NOTES** 1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.

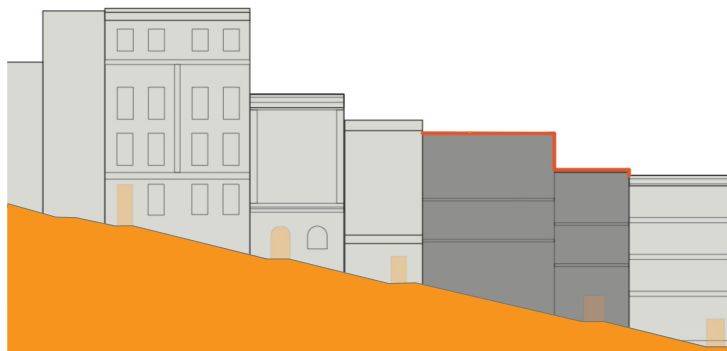
2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.



## 13

## CLASS 32 - CATEGORICAL EXEMPTION FEE WORKSHEET

			Base Fee	Surcharge*	Total
a. \$0 through \$9,999			\$14,352	\$120	\$14,472
b. \$10,000 to \$199,999	Applied <sup>1</sup>	Variable <sup>2</sup>			
Enter Cost: \$ <input type="text"/>	\$10,000	0.250%	\$14,352	\$120	
c. \$200,000 to \$999,999					
Enter Cost: \$ <input type="text"/>	\$200,000	0.239%	\$14,827	\$120	
d. \$1,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.072%	\$16,739	\$120	
e. \$10,000,000 and above					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.530%	\$23,260	\$120	



**NOTES** 1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.

2. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

# 14 HOME-SF (AHB) FEE WORKSHEET

## HOME-SF

			Base Fee	Surcharge*	Total
a. No construction cost (excluding extension of hours)			\$1,258	\$120	\$1,378
b. No construction cost (including extension of hours)			\$899	\$120	\$1,019
c. \$1 through \$9,999			\$899	\$120	\$1,019
d. \$10,000 to \$999,999	Applied <sup>1</sup>	Variable			
Enter Cost: \$ <input type="text"/>	\$10,000	0.408%	\$899	\$120	
e. \$1,000,000 to \$4,999,999					
Enter Cost: \$ <input type="text"/>	\$1,000,000	0.486%	\$5,014	\$120	
f. \$5,000,000 to \$9,999,999					
Enter Cost: \$ <input type="text"/>	\$5,000,000	0.408%	\$24,847	\$120	
g. \$10,000,000 to \$19,999,999					
Enter Cost: \$ <input type="text"/>	\$10,000,000	0.213%	\$45,627	\$120	
h. \$20,000,000 and more			\$67,283	\$120	\$67,403
i. Amend conditions of approval of a previous project			\$668	\$120	\$788

**NOTES** 1. The appropriate variable is calculated on the applied amount, which is the difference between the project cost and minimum construction cost of the range.

**From:** [Claire Zvanski](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Chung, Lauren \(BOS\)](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** Melgar proposal  
**Date:** Monday, July 10, 2023 10:26:33 AM

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

This proposal from Melgar must be defeated! It's insane! We should not be destroying our city because we think we need to panic about housing. This proposal is NOT acceptable in any residential neighborhood. But it is especially horrific near the beach or zoo or any area in the Outer Sunset.

I can assure you that those of us in the Excelsior will also fight against such an assault if the proposal passes. We don't want our neighborhoods assaulted by such an imposing monster, either.

We know there are many vacant residential units in SF. No need to build monster facilities under the assumption we are desperate for more housing units.

We elect Supervisors we expect to protect the integrity of our neighborhoods and residents. We expect these individuals to KNOW the City and make reasonable proposals to actually meet the needs of our residents. We expect those proposals to enhance our City. We don't expect proposals that insult the integrity of our residents and neighborhoods.

We don't want more unhoused folks to remain unhoused. But the Melgar proposal is NOT the answer! It's INSULTING!!

Please oppose this outrageous proposal and tell Supervisor Melgar to stop insulting San Franciscans. We are not going to accept such outrageous proposals and we vote!

Respectfully submitted,  
Claire Zvanski  
Excelsior resident  
Native San Franciscan

**From:** [Lynne Beeson](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Cc:** [Chan, Connie \(BOS\)](#)  
**Subject:** Please DELETE the email below. It was sent in error. Sorry  
**Date:** Monday, July 10, 2023 9:58:50 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 Staff,

I'm writing about pending legislation sponsored by Supervisor Melgar that will significantly impact development in the Richmond District and western areas of San Francisco. The Board of Supervisors Land Use Committee is considering this legislation at their Monday, July 10 meeting, 1:30 pm.

(file:///C:/Users/Jean%20Barish/Downloads/lut071023\_agenda.pdf) This legislation would significantly rezone the Richmond and Sunset, allowing the conversion of single-family homes into 4-unit buildings w/o community notice or Conditional Use authorization. It's like the Richmond Specials on steroids. It also loosens up condo conversions, reducing the number of affordable rentals, and does not provide for affordable housing.

Attached is a map outlining the "Well-Resourced Neighborhoods Special Use Districts" that the legislation is targeting. As you can see, it covers most of the western and northern part of the City. And here's a link to a summary of this leg: <https://sfgov.legistar.com/View.ashx?M=F&ID=11981580&GUID=8674B447-EF2D-4C3B-AB82-96C94FC30CDE>

**We need your help to stop this legislation.** It will significantly alter many communities throughout the city while, at the same time, ignore all those who need affordable housing. Below is an email you can send the Supervisors urging them to oppose these significant Planning Code changes. Among other things, there's a great deal of concern that there has not been any participation by the impacted communities. It was written behind closed doors and thrust upon us very recently. It reads as though it was written by developers. This is not how our progressive city should work and we need to send a strong message that we won't tolerate this abuse.

Sincerely,  
Lynne Beeson, District 1

**From:** [Stephen Gorski](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Major, Erica \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [sgorskilaw@gmail.com](mailto:sgorskilaw@gmail.com)  
**Subject:** Public Comments for the Permanent Record Objecting to Family Housing Ordinance to be considered by the B.O.S. Land Use Committee Meeting Monday, July 10, 2023, 1:30 pm  
**Date:** Monday, July 10, 2023 8:08:37 AM

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

To:  
Aaron Peskin ([aaron.peskin@sf.gov](mailto:aaron.peskin@sf.gov))  
Dean Preston ([dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)) ([prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org))  
Kyle Smeallie ([kyle.smeallie@sfgov.org](mailto:kyle.smeallie@sfgov.org))  
Erica Major ([erica.major@sfgov.org](mailto:erica.major@sfgov.org))  
Myrna Melgar ([melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org))  
SF Board of Supervisors ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org))

From: Stephen J. Gorski

Date: July 10, 2023

Re: Public Comment for the Permanent Record to Object to Family Housing Ordinance 230026 to be considered by the Land Use Committee Monday, July 10, 2023, 1:30 PM

Dear President Peskin, Supervisors, Members of the Land Use Committee and interested parties,

I'm unable to attend this meeting so I am writing to enter into the permanent record **my objections to the Family Housing Ordinance proposed by Supervisor Myrna Melgar and urge you to vote against it or delay voting on it** before the Committee holds more open meetings and has received input from neighborhood and environmental groups.

My understanding of this ordinance is that it has no affordable housing mandates, it dangerously waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written without input from neighborhood and environmental groups.

We need more public interaction to answer residents' concerns on any negative impacts regarding the health, safety, environmental issues, traffic congestion and parking. We have seen another housing project nearby to 2700 Sloat that remains mostly empty and still without any retail tenants as promised. It is clear this proposed Ordinance is a gift to developers and to the Bicycle Coalition that has infiltrated most of the City's departments.

Please insist that a revised ordinance is drafted that contains language to:

1) Restore **\*all\*** existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days; and

2) Mandate truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.

Please remove all language that expands condo conversions. **There should be no condo conversions.**

Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, **there is absolutely NO need to demolish ANY existing housing.** Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction. **There should be no demolitions.**

**Please vote NO on Family Housing Ordinance 230026.**

Please acknowledge receipt of this email. Thank you in advance for considering my comments and including them in the permanent record.

Stephen J. Gorski,  
Voter/Resident of the Outer Sunset D4 for 43+ years  
Member of Concerned Residents of the Sunset,  
Member of Open Roads for All,  
and in support of other citizens and community organizations against this ordinance

Sent from my iPad

**From:** [Peter Griffith](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** "NO" TO SUPERVISOR MELGAR'S SO CALLED "FAMILY HOUSING" ORDINANCE  
**Date:** Monday, July 10, 2023 7:56:04 AM

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

Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,  
Peter Griffith  
2550 Great Highway, SF



**From:** [Paula Katz](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Joel Engardio](#); [Goldberg, Jonathan \(BOS\)](#)  
**Subject:** Please Vote No on Supervisor Myrna Melgar's Family Housing Ordinance As Written  
**Date:** Sunday, July 9, 2023 11:39:53 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,

While we need new housing in the Sunset, Supervisor Myrna Melgar's so-called "Family Housing" ordinance is not the right approach. For the reasons I discuss below, I oppose it and urge you to vote No on the proposed ordinance as written.

In its current form, Supervisor Melgar's ordinance has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with absolutely \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on Supervisor Melgar's "Family Housing" ordinance.**

Thank you,

Paula Katz  
District 4 Resident

**From:** [Judith Stein](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Please vote NO on the Myrna Melgar "Family Housing."  
**Date:** Sunday, July 9, 2023 11:05:21 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 am writing because I am concerned about hearing tomorrow regarding Supervisor Melgar's "Family Housing" proposal

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,

Judith Stein  
SF Resident

**From:** [Judi Gorski](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [peskinstaff@sfgov.org](#); [PrestonStaff \(BOS\)](#); [Judi - gmail Gorski](#)  
**Subject:** Public Comments for the Permanent Record Objecting to Family Housing Ordinance to be considered by the Board of Supervisors Land Use Committee meeting Monday, July 10, 2023, 1:30 pm  
**Date:** Sunday, July 9, 2023 7:18:17 PM

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

To:  
Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)) ([peskinstaff@sfgov.org](mailto:peskinstaff@sfgov.org))  
Sunny Angulo ([sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org))  
Dean Preston ([dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)) ([prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org))  
Kyle Smeallie ([kyle.smeallie@sfgov.org](mailto:kyle.smeallie@sfgov.org))  
Erica Major ([erica.major@sfgov.org](mailto:erica.major@sfgov.org))  
Myrna Melgar ([melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org))  
SF Board of Supervisors ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org))

From: Judi Gorski

Date: July 9, 2023

Re: Public Comment for the Permanent Record to Object to Family Housing Ordinance 230026  
to be considered by the Land Use Committee Monday, July 10, 2023, 1:30 PM

Dear President Peskin, Supervisors, Members of the Land Use Committee and interested parties,

I'm unable to attend this meeting so I am writing to enter into the permanent record **my objections to the Family Housing Ordinance proposed by Supervisor Myrna Melgar and urge you to vote against it or delay voting on it** before the Committee holds more open meetings and has received input from neighborhood and environmental groups.

My understanding of this ordinance is that it has no affordable housing mandates, it dangerously waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written without input from neighborhood and environmental groups.

**Please insist that a revised ordinance is drafted that contains language to:**

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days; and**
- 2) Mandate truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.**

Please remove all language that expands condo conversions. **There should be no condo**

**conversions.**

Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, **there is absolutely NO need to demolish ANY existing housing.** Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction. **There should be no demolitions.**

**Please vote NO on Family Housing Ordinance 230026.**

Please acknowledge receipt of this email. Thank you in advance for considering my comments and including them in the permanent record.

Judi Gorski,  
Voter/Resident of the Outer Sunset D4  
Member of Concerned Residents of the Sunset,  
Member of Open Roads for All,  
and in support of other citizens and community organizations against this ordinance

**From:** [Susan Reichert Wong](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** NO  
**Date:** Sunday, July 9, 2023 4:09:51 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,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.

2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year

3) NO Condo Conversions! Remove all language that expands condo conversions.

4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

Please vote NO on the Myrna Melgar "Family Housing."

Thank you,  
Susan Wong

**From:** [Jean Barish](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Land Use and Transportation Committee Meeting - July 10, 2023, Agenda Item #8  
**Date:** Sunday, July 9, 2023 3:20:31 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 am writing about the pending "Family Housing Opportunity" legislation that is coming before the Land Use and Transportation Committee on July 11, 2023. I join with many others urging you not to approve this legislation as currently submitted. This legislation is a significant revision of the Planning Code, and should not be passed as currently drafted. Its impact on San Francisco is too important for it to be rushed through the approval process. As a resident of the Richmond District, I am especially concerned about its impact on my community.

In its current form the ordinance has many flaws:

- It unacceptably waives nearly all environmental and community noticing and review;
- It has no affordable housing mandates;
- It expands condo conversions that destroy affordable rental housing;
- It drives unnecessary and polluting demolitions; and,
- It was written with no input from neighborhood and environmental groups

Please Vote NO on this legislation, and insist that Supervisor Melgar and other sponsors agree to meet with neighborhood and environmental groups to revise it. Below are just a few of the revisions I'd like to see:

- 1) **Restore all existing noticing and hearings for environmental and community review**, including discretionary review and conditional use hearings for all projects, and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) **Add language mandating truly affordable housing**, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year.
- 3) **Remove all language that expands condo conversions.**
- 4) **NO Demolitions!** Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

Please vote NO on the Myrna Melgar "Family Housing Opportunity" legislation.

Thank you for your consideration.

Sincerely,

*Jean*  
Jean B Barish

*jeanbbarish@hotmail.com*

From: [Judy Pell](#)  
To: [Board of Supervisors \(BOS\)](#)  
Subject: Melgar Ordinance  
Date: Sunday, July 9, 2023 2:38:06 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,

Please don't let real estate interests ruin the west side with indiscriminate development.

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Supervisor Melgar needs to delay her legislation and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,

Judy Pell  
San Francisco, CA 94121



**Compose:**  
**Melgar**  
**Ordinance**



**From:** [Christine Hanson](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Agenda ITEM 8 - Melgar "Family Housing" Ordinance File #230026  
**Date:** Sunday, July 9, 2023 1:49:52 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 oppose Supervisor Melger's "family housing" ordinance unless it is amended.

I have personally seen Community input benefit the design of a project. When the plans for the projected housing at Balboa Reservoir were presented to its CAC multiple residents from the area pointed out how the developers had completely ignored the intense and ever present wind in the area. At the next meeting the developers came back with better designs for a windy area.

The community also pushed hard for, and succeeded in increasing, the number of affordable housing units, in that plan—though not as many as the Community had wanted. If you want more affordable units built allow the Community to push for them instead of locking them out of the process as this ordinance proposes. Please also, amend this ordinance so that affordable housing built is actually affordable.

Much of the area affected by this legislation includes a 7 block by 2 block section of land that is listed as a liquefaction zone on the City's liquefaction and seismic map. Half of the block where that tower projected to be built by the zoo is also on the liquefaction map—only half of that block, which presents an interesting potential outcome in a big earthquake. Those areas are also

identified additionally as situated in the City's general earthquake hazard zones.

Do you trust that with minimal review these hazards will be successfully mitigated?

Have there been any projections about how quickly the Tsunami zone can be evacuated with an increased population? This is something more likely to be considered if the development process includes Community input.

Please don't pass Supervisor Melger's ordinance without amending it to protect present and future San Franciscans. What we stand to lose is not worth the sacrifice to create more empty market rate buildings.

Thank you,  
Christine Hanson  
40 year resident of the Excelsior

--

Perfectionism is the voice of the oppressor.  
*Annie Lamott*

**From:** [Christina Shih](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Family housing ordinance - OPPOSE  
**Date:** Saturday, July 8, 2023 3:33:49 PM  
**Attachments:** [Map Well-Resourced Areas.pdf](#)

---

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

**Having seen how the “Richmond Specials” destroyed the character of many blocks in San Francisco, opening up a flood of similar buildings by this legislation is the wrong approach to solving the housing crisis in San Francisco. How about converting unused buildings like what was done with the Public Health Hospital and the Shriner’s hospital? What about in-filling, not destroying existing housing?**

**Vote NO on the so-called “Family Housing” Ordinance.**

Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

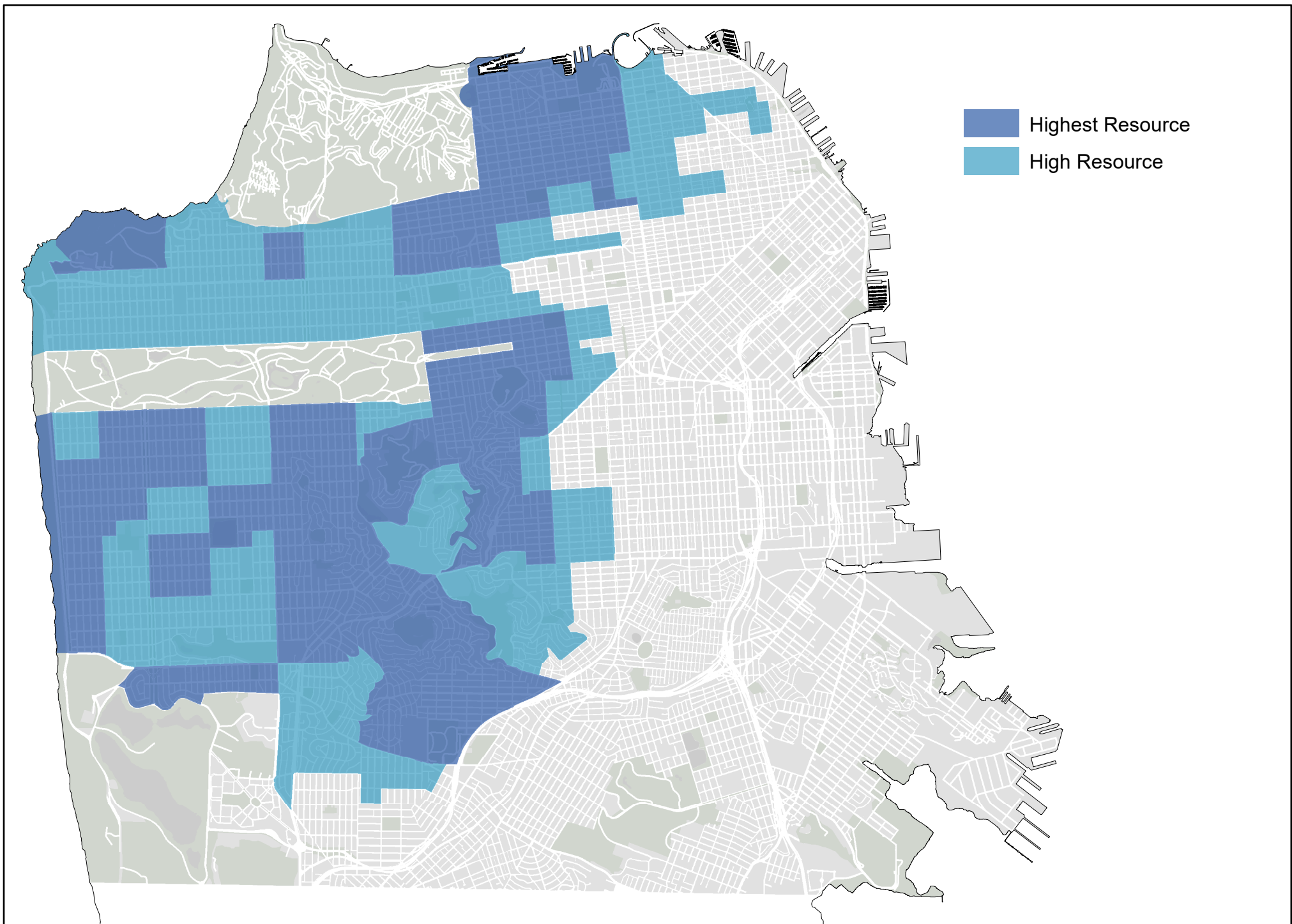
- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

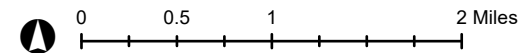
Thank you,

[Your Name]

[Your Organization if you represent one]



Well-Resourced Neighborhoods: State Department of Housing and Community Development  
SAN FRANCISCO



**From:** [Lance Carnes](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Stop Supervisor Myrna Melgar's so called "Family Housing" ordinance  
**Date:** Sunday, July 9, 2023 10:39:31 AM

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

Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,  
Lance Carnes  
Telegraph Hill Dwellers

**From:** [Michael](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** July 10 meeting regarding Planning Code changes  
**Date:** Sunday, July 9, 2023 10:03:36 AM

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

Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar remove her legislation or sit down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

Please vote NO on the Myrna Melgar "Family Housing."

Thank you,  
Michael



**From:** [fogcitygal2@aol.com](mailto:fogcitygal2@aol.com)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Sunset highrise  
**Date:** Sunday, July 9, 2023 8:58:00 AM

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

Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.

2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year

3) NO Condo Conversions! Remove all language that expands condo conversions.

4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,  
Bonnie White  
326 Frida Kahlo Way  
SF. 94112

[Sent from the all new AOL app for iOS](#)

**From:** [Shawna J. McGrew](#)  
**To:** [arron.peskin@sfgov.org](mailto:arron.peskin@sfgov.org); [Preston, Dean \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** OPPOSE MERLGAR'S "FAMILY HOUSING"  
**Date:** Sunday, July 9, 2023 7:32:03 AM

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

### **Why I and signatures below oppose Melgar's flawed so calling "Family Housing" bill**

- 1) Has NO affordable housing mandates
- 2) It adds condo conversions that destroy affordable rental housing (I thought this was down by the voters years ago
- 3) Destroys "DEMOCRACY" by ending noticing and hearings for environmental and community input.

### **What should be done**

- 1) Expand the initial public comment period for new projects from 30 days to 60 days
- 2) Post notices in local newspapers for demolitions and new projects

### **KEEP SAN FRANCISCO TRULY DEMOCRATIC BY ADDING THE VOTERS TO HAVE A SAY**

Thank You  
Shawna McGrew  
Carli Fullerton  
Oskar Rosas  
Lynn Hill  
Sean McGrew

**From:** [Lisa Tsang](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** No on Myrna Melgar  
**Date:** Saturday, July 8, 2023 10:43:31 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,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she delay her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.

2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year

3) NO Condo Conversions! Remove all language that expands condo conversions.

4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

Thank you,

Lisa Tsang  
San Francisco Voter

Sent from my iPhone

**From:** [Beth Lewis](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** NO on the Myrna Melgar "Family Housing."  
**Date:** Saturday, July 8, 2023 9:14:03 PM

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

Dear Supervisor:

Supervisor Myrna Melgar's "Family Housing" ordinance in its current form is flawed. It has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with absolutely no input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore all existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects, and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) And importantly, NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, **and thousands more potential units from empty office space conversions**, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,

Beth Lewis  
471 25th Avenue  
SF, CA 94121

**From:** [\(null\) \(null\)](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Judi Gorski](#)  
**Subject:** Family housing ordinance  
**Date:** Saturday, July 8, 2023 8:09:40 PM

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

What you current politicians are doing to the city is a travesty. Nothing you and your “non profit” friends have done has accomplished anything good, in fact just the opposite is happening. SF is being ridiculed by the whole world.

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,

Mike Regan  
D7 resident  
Democratic voter (maybe not this year)  
Disabled veteran  
Member of Open the Great Highway

Sent from my iPhone



**From:** [Diane Garfield](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Family Housing issue - NO  
**Date:** Saturday, July 8, 2023 4:39:53 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,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,

Diane Garfield  
1562 45th Ave.  
San Francisco

Sent from my iPad

**From:** [Linda Chan](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [dean.presto@sfgov.org](mailto:dean.presto@sfgov.org); [Smeallie, Kyle \(BOS\)](#); [preskinstaff@sfgov.org](mailto:preskinstaff@sfgov.org); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Please vote NO on the Myrna Melgar "Family Housing"  
**Date:** Saturday, July 8, 2023 4:15:27 PM

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

Dear Supervisor,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist that Supervisor Melgar delays her legislation, and sits down at the table with neighborhood and environmental groups to make the following changes in her text.

- 1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.
- 2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year
- 3) NO Condo Conversions! Remove all language that expands condo conversions.
- 4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing."**

Thank you,

Linda Chan  
Sunset Residents



**From:** [Leanna Louie](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Breed, Mayor London \(MYR\)](#)  
**Subject:** Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!  
**Date:** Tuesday, July 11, 2023 12:16:31 PM

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

Dear Honorable Supervisors,

Supervisor Myrna Melgar's so called "Family Housing" ordinance in its current form, has no affordable housing mandates, unacceptably waives nearly all environmental and community noticing and review of real estate projects, expands condo conversions that destroy affordable rental housing, drives unnecessary and polluting demolitions, and was written with \*no\* input from neighborhood and environmental groups!

Please insist of Supervisor Melgar that she suspend her legislation, and sit down at the table with neighborhood and environmental groups to make the following changes in her text.

1) Restore \*all\* existing noticing and hearings for environmental and community review, including discretionary review and conditional use hearings for all projects - and expand the initial public comment period for new projects from 30 days to 60 days.

2) Add language mandating truly affordable housing, requiring that 100% of new housing is for families making less than \$80,000 per year, and individuals making less than \$50,000 per year

3) NO Condo Conversions! Remove all language that expands condo conversions.

4) NO Demolitions! Because San Francisco has 40k vacant housing units, 70k new units in the pipeline, and thousands more potential units from empty office space conversions, there is absolutely NO need to demolish ANY existing housing. Demolishing housing and building expensive condo and rental high-rises would drive a huge increase in greenhouse gas emissions from cement and other building materials, and construction.

**Please vote NO on the Myrna Melgar "Family Housing" ordinance unless these changes are made!**

<!--[if !supportLineBreakNewLine]-->  
<!--[endif]-->

Thank you,

Leanna Louie  
Resident of San Francisco since 1979

**From:** [Catherine Robyns](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [PeskinStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MelgarStaff \(BOS\)](#)  
**Subject:** Against Sup. Melgar's "Family Housing" Plan  
**Date:** Monday, July 10, 2023 2:14:01 PM

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

Dear Supervisors,

I am writing, as a multi-generational resident of the Richmond and a member of our neighborhood's Russian community, to oppose Supervisor Melgar's plans for the upzoning and redevelopment of the Richmond District.

We are against the gentrification of our neighborhood and the disruption of community stability for developer's gains.

This proposal would impact the natural space that characterizes the coast of California. San Francisco's environmental health is not what it once was, our tree canopy is smaller than all other major US cities and our air quality is often registered as unhealthy. There is a reason that the California coastal neighborhoods have always been low lying and underdeveloped. Preservation of our western side is essential to creating a balance to our city, and to combating the degradation of our urban and natural environment.

Best regards,  
Catherine

**From:** [CNPS Yerba Buena](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Subject:** Fwd: Opposition to "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026  
**Date:** Thursday, July 13, 2023 1:33:29 PM  
**Attachments:** [2023.07.12 Comments re Constraints Reduction and Family Housing Special Use District Ordinances.pdf](#)

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July 13, 2023

**Land Use & Transportation Committee**

Supervisors Melgar, Preston, Peskin

Clerk: Erica Major

Email: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org)

(415) 554-4441

**Subject: Opposition to "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026**

Dear Members of the San Francisco Board of Supervisors,

On behalf of the California Native Plant Society, I am writing to express our strong opposition to the "Constraints Reduction Ordinance" ("Housing Production") File #230446 and the "Family Housing Opportunity Special Use District Ordinance" File #230026. As an environmental organization dedicated to the preservation and conservation of native plant species and their habitats, we believe these proposed ordinances pose significant threats to our natural environment and must be reconsidered.

Firstly, the "Constraints Reduction Ordinance" fails to recognize the importance of environmental review in housing development. [\[Ma2\]](#) This ordinance risks disregarding crucial assessments of potential impacts on biodiversity, ecosystems, and native plant communities. Environmental review processes exist to ensure that new developments are conducted in an environmentally responsible manner and mitigate any adverse effects on our natural heritage.

Secondly, the "Family Housing Opportunity Special Use District Ordinance" focuses on housing opportunities without adequately addressing the potential impacts on sensitive habitats and native plant species. While we support efforts to provide affordable housing, it is crucial to strike a balance between housing needs and the protection of our natural resources. Special use districts should not compromise the integrity of ecosystems or contribute to the loss of biodiversity.

It is essential to recognize the numerous benefits that native plant communities offer to

our city, its residents and visitors. Native plants provide habitat for wildlife, contribute to improved air and water quality, and help mitigate the negative effects of climate change. Preserving and restoring native plant communities should be a priority in any development plan to ensure the long-term sustainability and resilience of our urban environment.

We strongly urge the San Francisco Board of Supervisors to reconsider and reject the "Constraints Reduction Ordinance" ("Housing Production") File #230446 and the "Family Housing Opportunity Special Use District Ordinance" File #230026. We encourage the Board to prioritize the incorporation of environmental review processes that safeguard our native plant species, ecosystems, and the overall health of our environment.

Furthermore, we believe that a comprehensive approach to housing development is necessary, which includes measures to promote sustainable building practices, integrate green infrastructure, and protect and restore natural habitats. By integrating these principles into housing policies, we can achieve a harmonious balance between meeting the housing needs of our community and preserving our natural heritage.

Thank you for your attention to this matter. We trust that you will carefully consider our concerns and take proactive steps to safeguard our environment while addressing the pressing housing challenges facing our city. We look forward to continuing our engagement and collaboration with the San Francisco Board of Supervisors toward sustainable solutions that benefit our community and our natural world.

Sincerely,

*Eddie Bartley*

Eddie Bartley

President, CNPS Yerba Buena Chapter

On behalf of Board Members of the CNPS Yerba Buena chapter

Note: transmitted via email text and attached pdf

July 12, 2023

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
[Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)



CALIFORNIA  
NATIVE PLANT SOCIETY

Yerba Buena  
Chapter

**Subject: Opposition to "Constraints Reduction Ordinance" ("Housing Production") File #230446 and "Family Housing Opportunity Special Use District Ordinance" File #230026**

Dear Members of the San Francisco Board of Supervisors,

On behalf of the California Native Plant Society, I am writing to express our strong opposition to the "Constraints Reduction Ordinance" ("Housing Production") File #230446 and the "Family Housing Opportunity Special Use District Ordinance" File #230026. As an environmental organization dedicated to the preservation and conservation of native plant species and their habitats, we believe these proposed ordinances pose significant threats to our natural environment and must be reconsidered.

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It is essential to recognize the numerous benefits that native plant communities offer to our city, its residents and visitors. Native plants provide habitat for wildlife, contribute to improved air and water quality, and help mitigate the negative effects of climate change. Preserving and restoring native plant communities should be a priority in any development plan to ensure the long-term sustainability and resilience of our urban environment.

We strongly urge the San Francisco Board of Supervisors to reconsider and reject the "Constraints Reduction Ordinance" ("Housing Production") File #230446 and the "Family Housing Opportunity Special Use District Ordinance" File #230026. We encourage the Board to prioritize the incorporation of environmental review processes that safeguard our native plant species, ecosystems, and the overall health of our environment.

Furthermore, we believe that a comprehensive approach to housing development is necessary, which includes measures to promote sustainable building practices, integrate green infrastructure, and protect and restore natural habitats. By integrating these principles into housing policies, we can achieve a harmonious balance between meeting the housing needs of our community and preserving our natural heritage.

Thank you for your attention to this matter. We trust that you will carefully consider our concerns and take proactive steps to safeguard our environment while addressing the pressing housing challenges facing our city. We look forward to continuing our engagement and collaboration with the San Francisco Board of Supervisors toward sustainable solutions that benefit our community and our natural world.

Sincerely,

*Eddie Bartley*

Eddie Bartley

President, CNPS Yerba Buena Chapter

On behalf of Board Members of the CNPS Yerba Buena chapter