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**From:** Calvillo, Angela (BOS)  
**Sent:** Monday, December 08, 2014 9:54 AM  
**To:** Carroll, John (BOS)  
**Subject:** FW: Subdivisions 12/9/14 - items 51 (100 Van Ness), 52 (240 Precita), 53 (1601 Larkin)  
**Attachments:** Dec 8 letter.doc

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**From:** Sue Hestor [<mailto:hestor@earthlink.net>]  
**Sent:** Sunday, December 07, 2014 7:58 PM  
**To:** Calvillo, Angela (BOS)  
**Subject:** Subdivisions 12/9/14 - items 51 (100 Van Ness), 52 (240 Precita), 53 (1601 Larkin)

Would you ensure that the attached letter is placed in the official records for 141241 (item 51), 141242 (item 52), 141243 (item 53) for Tuesday's meeting.

I am individually copying each of the members of the Board of Supervisors.

Thank you.

Sue Hestor  
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BOARD OF SUPERVISORS  
SAN FRANCISCO

**SUE C. HESTOR**

Attorney at Law

870 Market Street, Suite 1128 San Francisco CA 94102

(415) 362-2778 Cell (415) 846 1021 Fax (415) 362-8048

hestor@earthlink.net

2014 DEC -8 AM 9:58

December 7, 2014

Board of Supervisors  
City Hall  
San Francisco CA 94102

December 9, 2014 Board of Supervisors Meeting Agenda

#51	<b>141241</b>	<b>Final Map 8071 - 100 Van Ness Avenue (400 residential units)</b>
#52	<b>141242</b>	<b>Final Map 7665 - 240-250 Precita Avenue (6 residential units)</b>
#53	<b>141243</b>	<b>Final Map 8234 - 1601 Larkin Street (27 residential units)</b>

Dear Member of the Board of Supervisors:

The above 3 items on this week's Board agenda subdivide parcels to create residential condominiums. In approving these items the Board will create **433 new residential condominiums**. Van Ness and Larkin are new housing. Precita is the conversion of existing apartments. Each project obtained Planning Commission approval before November 2014. In the case of 100 Van Ness Avenue several years before.

On behalf of San Franciscans for Reasonable Growth I raise the following questions:

**November 2014 Proposition K**

Will these units be counted against the City's commitment to produce 30,000 units of new housing in San Francisco, including at least one-third of those affordable to low and moderate income households, and over 50% within financial reach of working middle class San Franciscans?

**Ordinance 218-14, Regulation of Short-Term Residential Rentals**

May the owners of the individual units rent them out as short-term rental units? If a unit is so rented, does it still count as a production of a unit of new housing?

May the respective developers of 100 Van Ness and 1601 Larkin rent out individual units as short-term rental units pending final sale of all units?

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Flowing from these questions, **may the Board condition subdivision approval on a requirement that each unit created remain solely as a permanent dwelling unit within San Francisco code limitations.** That each unit continues to provide a housing resource for permanent San Francisco residents.

May the Planning Commission impose such a condition when it approves a project or a subdivision?

Thank you for giving this your consideration.

Respectfully submitted,

Sue C. Hestor

cc: All 10 Supervisors  
Clerk of the Board  
File 141241 - 100 Van Ness Avenue  
File 141242 - 240-250 Precita Avenue  
File 141243 - 1601 Larkin Street  
Board of San Franciscans for Reasonable Growth