

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, December 17, 2019 6:57 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Potrero Boosters Letter re: Senate Bill 50
Attachments: SB 50 Letter.pdf

Categories: 2019.12.17 - BOS, 190398

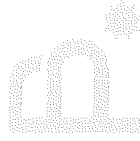
From: J.R. Eppler <jrepp1@gmail.com>
Sent: Tuesday, December 17, 2019 12:16 PM
To: Yee, Norman (BOS) <norman.yee@sfgov.org>
Cc: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; dean.preston@sfgov.org; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Potrero Boosters Letter re: Senate Bill 50

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Dear Supervisors:

Please find attached a letter from the Potrero Boosters Neighborhood Association regarding support of your proposed action today regarding Senate Bill 50.

Best regards,
J.R. Eppler



POTRERO BOOSTERS NEIGHBORHOOD ASSOCIATION

December 17, 2019

San Francisco Board of Supervisors
Supervisor Normal Yee, President
1 Dr. Carlton B. Goodlett Place, Room 250
San Francisco, CA 94102

Via: email

Re: Proposed Amendments to California Senate Bill 50

Dear President Yee:

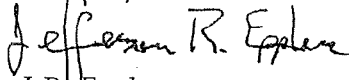
I write to you today in support of the Board of Supervisor's opposition of Senate Bill 50 ("SB 50") for so long as it fails to exempt areas with robust community development plans.

Potrero Hill, Showplace Square and the Central Waterfront have contributed significant new housing since the enactment of the Eastern Neighborhoods Plan (the "ENP") in 2008. The ENP intended to provide affordable housing in formerly industrial areas through increasing the height and density of parcels in areas that were, or could be, well served by transit.

While the amount of planned development under the ENP has been exceeded, our community continues to work on large-scale developments, from the Potrero MUNI Yard proposal to the Potrero Power Station, that supplement the ENP. The locally-controlled, community-oriented planning processes for these projects ensure that our current and future residents have the neighborhood resources to thrive over the long-term.

I understand the intention behind SB 50: too many parts of the state, and the Bay Area in particular, have failed to change to accommodate the growth in our residential population. It is, in my opinion, unwise to remove from local planning those neighborhoods that have made a good faith effort to pull their weight in addressing the housing affordability crisis. SB 50, as currently drafted, provides localities no mechanism to accommodate the burdens of development, and would likely overburden those areas that have already stepped up, and will continue to step up, to the plate and build housing.

Sincerely,


J.R. Eppler
President

Cc: Supervisors Sandra Lee Fewer, Matt Haney, Rafael Mandelman, Gordon Mar, Aaron Peskin,
Dean Preston, Hillary Ronen, Ahsha Safai, Catherine Stefani, and Shamann
Walton Board.of.Supervisors@sfgov.org

1459 18th street, #133, San Francisco, CA 94107
415.574.0775 | president@potreroboosters.org
www.potreroboosters.org

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Monday, December 16, 2019 6:06 PM
To: BOS-Supervisors; Carroll, John (BOS)
Subject: FW: Item 20: Please OPPOSE SB50 -- with or without amendments

Categories: 2019.12.17 - BOS, 190398

From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Monday, December 16, 2019 9:06 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; 'supervisor' <dean.preston@sfgov.org>
Subject: Item 20: Please OPPOSE SB50 -- with or without amendments

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Dear Supervisors,

The undersigned recommend that the BOS oppose SB50 (with or without amendments) at this time and take the steps outlined below, setting up a community-based planning process that will result in an increase in low-income and affordable housing, the preservation of local family neighborhoods, and a healthy and livable environment for everyone.

Introduction

We appreciate the efforts to craft amendments that would modify that negative impacts of SB50 on our city and local communities. However, at this time, we feel that we must oppose SB50 and the idea of proposing any amendments to it for the following reasons:

Proposing amendments implies support of SB50

By proposing amendments, we are accepting the basic premise of SB50, that the state should dictate our housing, zoning, and land use decisions. One size does not fit all. San Francisco is already ahead on market-rate housing. San Francisco should insist on the right to develop our own plans for affordable housing, with a community-based planning system.

Plans need data to be effective

In order to do this, we need statistical information, not hand-waving about 'needing to upzone' or other developer-driven mantras. The City should prepare a comprehensive study that includes:

- The number of units in the City that have been entitled and/or are under construction; (one hearing put this figure at over 140,000 units);
- The full zoned capacity for the City at this time. For example, there are millions of square feet of already zoned capacity in the Sunset District, available west of 19th Avenue;
- The impact of the various new laws passed at the state level and what in reality can be done under them, for example, SB 330;
- The impact of the ADU legislation, which has de facto increased single family to two family, two family to four family, and triplex to whatever is limited by the lot and height limits;
- Vacancy rates and their causes, as well as recommendations for ways to eliminate long-term vacancies;
- A full registry of AirBnB units and methods for discovering units operating illegally under this platform and freeing them up to become housing stock;
- A prohibition on units built as housing being used as corporate 'hotels,'
- A tax or other controls on flipping for speculative purposes;
- An analysis of the infrastructure improvements that will be needed to support the increased population for providing large numbers of housing units;
- A viable plan for how the infrastructure improvements will be funded.

Plans need vision to gain support and to provide a future that future residents will want to live in.

Any community-based plan should have a vision of the what the City will look like and what it will be like to live there. Will it be attractive, livable, friendly to kids and environmentally welcoming to wildlife, a large percentage of which are now forced to live alongside us to survive? Will there be new parks for all the new residents? Will there be new playgrounds for the new families? Will backyards have any sunlight? Will windows look out on light and green or just another window a few feet away? Will views which inspire and connect us to nature and the city be protected? Will the schools be able to absorb the increased population or are we going to need to build new schools? Will there be enough transit that is so quiet, efficient, and well-run that residents don't even think of owning a car or taking ride-shares?

The statewide impact of SB50 should be analyzed before it is passed.

SB50 is impacting more than San Francisco. Before SB50 is passed, there should be a statewide analysis of its impact in an EIR. For example, what will be the impact on water supplies, sewage treatment, power requirements, and transportation requirements. Even if everyone takes public transportation, which is highly unlikely or even impossible at this point, what will it require to build and provide energy for this?

We recommend that the BOS oppose SB50 (with or without amendments) at this time and take the steps outlined above, setting up a community-based planning process that will result in an increase in low-income and affordable housing, the preservation of local family neighborhoods, and a healthy and livable environment for everyone.

Thank you for your consideration.

Judy Berkowitz
 Stephanie Costanza
 Cira Curri
 Hunter Cutting
 Jane Dunlap
 Katherine Howard

Mary McNamara
Greg Miller
Alice Mosley
James Parke
Tom Rubin
Georgia Schuttish
Paul Simpson
Marie Simpson
Steve Ward
Joan Joaquin-Wood
Nancy Wuerfel