

June 12, 2024

San Francisco Planning Commission  
1 Dr. Carlton B. Goodlett Place, Room 400  
San Francisco, CA 94103

Re: Density Controls in Three Historic Districts, Case Number: 2024-003574PCA  
[Board File No. 240170]

Dear San Francisco Planning Commissioners,

Neighborhoods United San Francisco (NUSF), an alliance of over 60 neighborhood associations, urges you to vote NO on the legislation to revisit the Density Controls in Three Historic District legislation. This issue already underwent vigorous debate and was ultimately passed by a supermajority of the Board of Supervisors in March 2024.

NUSF opposes this duplicated legislation for the following reasons:

- Form-based density combined with state-density bonus has incentivized developers to propose demolition of historic buildings and allows proposed projects to exceed existing height limits by more than three times. The legislation already passed redirected form-based density ONLY for adaptive reuse projects in these historic districts. Further, it does allow projects to add 33% density and form-based to adaptive reuse projects.
- The proposed duplicative legislation would undo a previous compromise and allow form-based plus 50% state density bonus in those same historic districts.
- The Planning Department has stated that there is no way to predict the height or incentive to demolish historic buildings created by this proposal.

Please vote NO on recommending this legislation to the Board of Supervisors, it has already been resolved.

Sincerely,

**Neighborhoods United SF:**

Aquatic Park Neighbors  
Barbary Coast Neighborhood Association  
Catalysts for Local Control  
Cathedral Hill Neighborhood Association  
Coalition for San Francisco Neighborhoods  
Cole Valley Improvement Association  
Corbett Heights Neighbors  
Cow Hollow Association  
Cow Hollow-Marina Neighbors and Merchants  
D2 United  
D4ward  
Diamond Heights Community Association  
Dolores Heights Improvement Club  
East Mission Improvement Association  
Excelsior District Improvement Association  
Forest Hill Association  
Francisco Park Conservancy  
Geary Boulevard Merchants and Property Owners Association  
Golden Gate Heights Neighborhood Association  
Golden Gate Valley Neighborhood Association  
Greater West Portal Neighborhood Association  
Ingleside Terrace Homeowners Assoc  
Jordan Park Improvement Association  
Lakeside Property Owners Association  
La Playa Park Coalition  
La Playa Village

Laurel Heights Neighborhood Association  
Lombard Hill Improvement Association  
Marina - Cow Hollow Neighbors and Merchants  
Marina Community Association  
Mid-Sunset Neighborhood Association  
Midtown Terrace Homeowners Association  
Miraloma Park Improvement Club  
Mission Dolores Neighborhood Association  
Noe Valley Council  
North Beach Tenants Committee  
Oceanview/Merced Heights/Ingleside - Neighbors in Action  
Our Neighborhood Voices  
Pacific Avenue Neighborhood Association  
Parkmerced Action Coalition  
Planning Association for the Richmond  
Presidio Heights Association of Neighbors\*  
Rincon Point Neighborhood Association  
Russian Hill Community Association  
Russian Hill Improvement Association  
San Francisco Land Use Coalition  
Save Our Amazing Richmond  
Save Our Neighborhoods SF  
Sensible D7  
St. Francis Homes Association  
Sunset Heights Association of Responsible People  
Sunset-Parkside Education & Action Committee  
Sunset United Neighbors  
Telegraph Hill Dwellers  
University Terrace Association  
Waterfront Action Committee

cc:

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