

On July 22, 2019, the MPIC sent the following correspondence to Board of Supervisors President Norman Yee:

Dear President Yee,

I am writing regarding Supervisor Mandelman's proposed Accessory Dwelling Unit (ADU) legislation that will eliminate requirements for 311 notification of residential roof height increases to existing stories: *"specified alterations to nonconforming structures for the purpose of creating habitable space or an Accessory Dwelling Unit are not subject to Section 311 review requirements if the specified requirements are met..."*

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco. Section 101 (c) states, *"This Planning Code is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and for the following more particularly specified purposes [among which are] (c) To provide adequate light, air, privacy and convenience of access to property..."*

The San Francisco Residential Design Guidelines (RDGs) support the Code's principal of light-and-air preservation: *"In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings."* Further, the Guidelines suggest specific design modifications capable of mitigating the light and air loss resulting from neighboring building expansion (P.16): community input is a valuable tool for planners in determining the degree to which a home expansion situation merits mitigating steps.

It is important to balance the City's need for accelerated housing stock expansion with Code mandated policies that historically have been effective in promoting sound decision-making by planners. These policies, in addition, have enhanced *"the unique setting and character of the City and its residential neighborhoods"* (RDGs, P.3).

Therefore, I urge you to reject Supervisor Mandelman's legislation in its current form and require deletion of the proposed amendment of Planning Code Section 311 which will eliminate neighborhood notification in cases of ADU building height increase. Thank you for your consideration.

Sincerely,

Joan van Rijn  
President  
Miraloma Park Improvement Club  
[www.miralomapark.org](http://www.miralomapark.org)

Thanks to community letters and emails, Board of Supervisors President Norman Yee offered the amendment to retain 311 neighborhood notification as is, and Supervisor Mandelman accepted this amendment. MPIC gratefully thanks President Yee and Supervisor Mandelman for their responsiveness to community expressions of concern.

Original measure as proposed: [https://sfbos.org/sites/default/files/baq072319\\_agenda.pdf](https://sfbos.org/sites/default/files/baq072319_agenda.pdf)  
Amendment: [https://sfbos.org/sites/default/files/baq073019\\_minutes.pdf](https://sfbos.org/sites/default/files/baq073019_minutes.pdf)