



**SPUR**

San Francisco | San Jose | Oakland

June 26, 2017

Land Use & Transportation Committee  
San Francisco Board of Supervisors  
1 Dr. Carlton B Goodlett Place  
San Francisco, CA 94102

**RE: Construction of Accessory Dwelling Units**  
File No. 170434

Dear Supervisors Farrell, Peskin and Tang:

Thank you for the opportunity to weigh in on the latest proposed improvements to San Francisco's accessory dwelling unit legislation. SPUR has been a long-time supporter of making in-law units easier to create, and we are glad to see there is widespread interest in creating more in-law units in San Francisco.

As we have written before, in SPUR's 2006 *Secondary Units* report, as well as follow-up blog posts and letters, in-law units provide many benefits: they serve many different kinds of households, they typically rent for less than other market-rate units, and they can easily add a little more density in all kinds of neighborhoods with limited physical impact. Since 2014, San Francisco has made great strides in making in-law units easier to create.

**SPUR supports the Planning Commission's recommendations outlined in the May 30, 2017 letter from Aaron Starr. Of note:**

1. We support aligning the section on temporary eviction exemptions with existing timelines and requirements as governed by Rent Control Board Regulations and the Rent Control Ordinance.
2. We support the removal of the unit cap for seismic retrofits, and we urge you to keep it disconnected from zoned density. This is a key component of the seismic retrofit ADU program that has had proven success creating new units.
3. We also support allowing expansions in line with the Zoning Administrator's Bulletin 4 for ADUs, which lists out a number of expansions of buildings that do not require Section 311 neighborhood notification because they have little to no impact on adjacent neighbors.

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4. We support allowing ground floor “rooms down” conversions to ADUs. “Rooms down” allowed homeowners to add ground floor accessory space, including bathrooms and sinks but not full kitchens to. Since in-law units are now permitted and encouraged, these “rooms down” should be convertible to ADUs.

We encourage further innovations to make it easier for San Francisco property owners to undertake ADU additions. This includes more homeowner education, the continual pursuit of a better, faster city approvals and permitting process, the creation of additional financing options, reducing city fees for ADUs and a future program for backyard cottage ADUs.

Thank you for your leadership. Please contact me if you have any questions.

Best,

A handwritten signature in black ink, appearing to read 'KWang', written over the printed name 'Kristy Wang'.

Kristy Wang  
Community Planning Policy Director

cc: SPUR Board of Directors