



SPUR

San Francisco | San Jose | Oakland

March 7, 2019

Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: March 7 2019 Planning Commission Hearing Agenda Item No. 14
2018-016401PCA [Board File No. 181156]
Accessory Dwelling Units in New Construction

Dear Planning Commissioners:

As long-time proponents of accessory dwelling units, SPUR supports Supervisor Safai's efforts to further amend the planning code to make more accessory dwelling units possible in San Francisco. While this proposed legislation does not fully bring San Francisco's code into alignment with state law, it takes a few key steps toward that outcome, allowing in-law units to be created in new construction, removing discretionary review and limiting the time for appeals to the Board of Appeals. These changes would all be helpful within the San Francisco context, even if the streamlined "ministerial" process still only applies to certain ADU applications.

I urge you to allow in-law units to be included in new construction, which is the time when it will be least expensive and easiest to create the unit, rather than requiring a homeowner to go through a separate design, approval, building permit and construction process to retrofit the building later. This will also bring San Francisco into alignment with state law in that respect.

Thank you for the opportunity to weigh in on this legislation. Do not hesitate to contact me if you have any questions.

Best,

Kristy Wang
Community Planning Policy Director

cc: Supervisor Ahsha Safai
SPUR Board of Directors