



SPUR

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June 18, 2018

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

RE: **Accessory Dwelling Units** Case No. 2018-004194PCA (Board File No. 180268)

Dear Planning Commissioners:

Thank you for the opportunity to weigh in on the accessory dwelling unit legislation now proposed by Supervisor Tang. In-law units have many benefits: they serve many kinds of households, they typically rent for lower rents, and they easily add density in all kinds of neighborhoods with limited impact.

At the Planning Commission meeting two weeks ago, Commissioner Richards articulated a concern that the Housing Accountability Act could intersect with this proposed ADU legislation and San Francisco's demolition controls, resulting in the risk that a developer could invoke the HAA and remove the Planning Commission's ability to deny a demolition permit. **Assuming that the Housing Accountability Act applies to single-family housing development projects, the ability to include an ADU as part of a new construction project should not change the circumstances/limited ability of the Planning Commission to deny demolition permits.** As Commissioner Hillis stated, our city has a serious housing shortage, and we need to work on all fronts to add housing across San Francisco. ADUs are a low-impact solution that are appropriate in all kinds of neighborhoods.

SPUR continues to support Supervisor Tang's proposed legislation, which addresses some of the most common challenges that ADUs currently face — exposure requirements, bicycle parking requirements and street tree requirements — and identifies strategic opportunities to create more ADUs in new construction projects and within the buildable envelope of existing structures. We also enthusiastically support a combined pre-application process that gets Planning, DBI and Fire in the room at the same time.

We appreciate that San Francisco is clearly serious about making its ADU regulations most effective. Please contact me if you have any questions.

Best,

Kristy Wang
Community Planning Policy Director

cc: Supervisor Katy Tang
SPUR Board of Directors

* The language of the Housing Accountability Act does not explicitly include or exclude single-family homes, and it has not yet been decided in the courts either.