



SPUR

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July 6, 2018

Land Use & Transportation Committee
San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: July 9, 2018 Agenda Item No. 2
Accessory Dwelling Units (Board File No. 180268)

Dear Supervisors Tang, Kim and Safaí:

Thank you for the opportunity to weigh in on the accessory dwelling unit legislation now proposed by Supervisor Tang. We're pleased to once again support a round of suggested improvements that will make ADUs easier to create. As we have said before, in SPUR's 2006 *Secondary Units* report, as well as follow-up blog posts and letters, ADUs provide many benefits: they serve many different kinds of households, they typically rent for less than other unrestricted units, and they can easily add a little more density in all kinds of neighborhoods with limited physical impact.

A series of modifications have been made since 2014 that have expanded the scope of the program and addressed issues in the code as they have been identified. This proposed legislation builds on those prior efforts to address several barriers to the construction of more in-law units in San Francisco.

We appreciate that this legislation:

- Addresses a few of the most common challenges that ADUs currently face: exposure requirements, bicycle parking requirements and street tree requirements
- Allows strategic expansion for ADUs within the buildable envelope of existing structures, including standalone garages or other storage structures on the lot
- With Planning staff's modifications, addresses challenges with ADU legalization and evictions
- Creates a combined pre-application process that gets Planning, DBI and the Fire Department in the room at the same time to identify and resolve potential issues more efficiently

The Planning Commission has recommended several modifications, many of which improve the proposed legislation, but we are disappointed that the proposal to allow in-law units in new

construction was removed from the legislation at Planning Commission. That new building can come back as soon as it exists to add an ADU—with a much higher price tag, which makes little sense. We encourage the city to continue looking at how to address this issue in order to create more opportunities for ADUs in future new construction.

Thank you for the opportunity to share our support for Supervisor Tang's proposed set of modifications to the ADU ordinance. We appreciate that San Francisco is clearly serious about making its ADU regulations most effective. 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