



November 2, 2023

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Subject: **Meeting with RHN/DZLU on 24 October 2023 re: the Housing Element**

Dear Lisa and Reanna:

Thank you very much for meeting with our RHN Design, Zoning and Land Use Committee last week. We greatly appreciated the opportunity to meet you, learn more about the Housing Element and discuss Russian Hill Neighbors' specific concerns.

As outlined in our previous letter, we support the Element's emphasis on increasing density and height along main commercial and transit corridors, including Van Ness Avenue and Polk Street, while minimizing height increases in adjacent smaller-scaled residential neighborhoods.

After reviewing the current zoning concepts, our strong concern remains over the proposed height increase from 40 feet to 65 feet in a pocket of several, more finely-grained residential blocks in Russian Hill extending east of Polk Street. These blocks are already among the city's densest. Moreover, the availability of "soft" parcels more likely to be candidates for development are extremely limited here, significantly reducing the benefit of any proposed height increases in these blocks.

In addition, the current concepts continue to indicate a 65-foot zone north of Bay St. along Aquatic Park and Ghirardelli Square and extending to Fisherman's Wharf. As noted previously, this seems highly problematic given proximity to the waterfront and to historic properties.

Lastly, we fully support your effort to develop a mechanism by which the height bonuses that may accrue via state and local density bonus programs would not be applied on top of any increases allowed in the Housing Element's zoning changes. We believe this would be a critical mechanism for restraining inappropriately massive building proposals.

Please keep us apprised of your progress and share with us the next iteration of the rezoning proposals. Thank you again for meeting and hearing our concerns, and please let me know if you have any questions.

Cordially,

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