



November 20, 2023

Supervisors Melgar, Preston and Peskin:

The Coalition for San Francisco Neighborhoods strongly opposes the proposed "Wawona Street and 45th Avenue Cultural Center Special Use District"/Local Coastal Program (LCP) amendment ordinance (File #230505) scheduled for hearing at the Board of Supervisors Land Use & Transportation Committee on Monday, November 27. The Coalition represents San Francisco neighborhoods. From Telegraph Hill to Polk Gulch and from Cow Hollow to ParkMerced and many neighborhoods across the city, the Coastal Zone impacts all of us. The Coastal Zone and the Bay waterfront are adjacent to tidelands under the jurisdiction of the Public Trust Doctrine. Public Trust Doctrine lands must remain open and accessible to all San Francisco residents.

The ordinance would significantly impact the Coastal Zone, the environment, climate, the City and County of San Francisco, and the State of California. It's not solely a District 4 issue. The impact of the proposed SUD/LCP zoning ordinance component amendment ordinance goes well beyond the project and would impact not only adjacent parcels but also all NC-2 Small Scale Commercial zoning within the Coastal Zone. Also, the ordinance is not consistent with the Western Shoreline Area Plan which is the land use component of the LCP.

The irregularities, lack of transparency and the eleventh-hour attempt to back door a substantial amendment to the zoning ordinance component of San Francisco's Local Coastal Program (LCP) warrants close examination before a rush to decision on this proposed SUD/LCP amendment ordinance. This highly-questionable, last-minute expansion of the proposed LCP amendment comes on the heels of an improperly-issued and improperly-approved Coastal Zone Permit for this site which has been appealed to the Board of Appeals, because the permit is not consistent with San Francisco's Local Coastal Program. Please table the final decision on this matter until the Appeals Board has ruled on the appeal.

The only "good government" remedy is for the BOS Land Use & Transportation Committee to table this SUD/LCP amendment ordinance and give Planning an opportunity to reconsider this project in a manner that is compliant with the Planning code and the Local Coastal Program.

Respectfully submitted by,
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