



Join Us
Thursday Dec. 11, 2025 - 6:30 to 9:00 pm

At the Flood Mansion, 2222 Broadway & Webster
As We Celebrate Fifty-Three Years



Of Supporting our Neighborhoods

HELP US HONOR OUR LOCAL HEROES
Meet the Movers and Shakers

Hors d'oeuvres Wines and Waters
Live Music by SF Jazz Quintet
Silent Auction Ends at 8:15pm

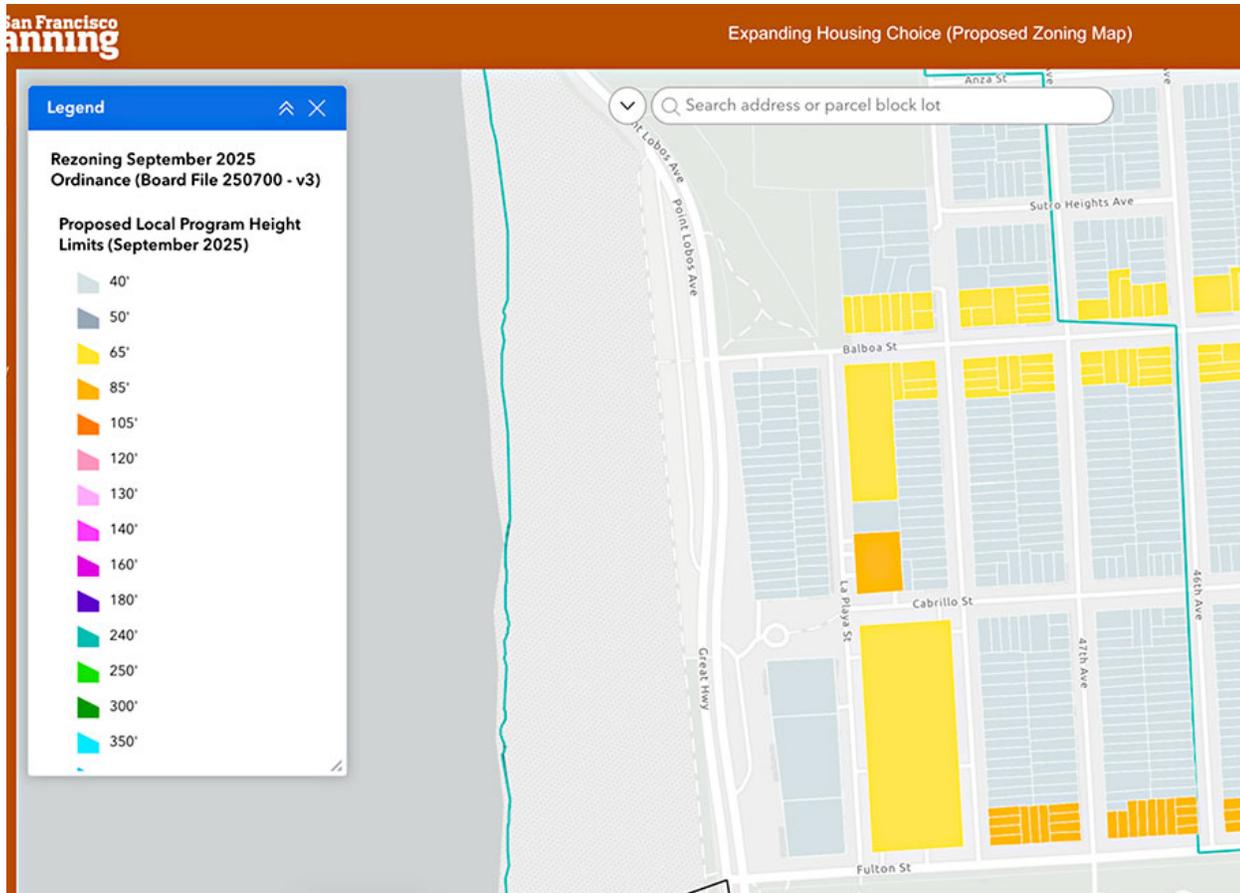
\$40 per person / CSFN members allowed one guest free
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CSFN NEWS

FUTURE GROWTH IN SAN FRANCISCO?



By Glenn Rogers, RLA

Some say the **economy of San Francisco** is rosy. Businesses are asking employees to return to “in person” work. Mayor Lurie asked 34,000 **City employees** to return to City Hall. Realizing how “at home work” has hurt the city’s economy, private businesses have also asked their employees to return to “in person” work. Visitors to the City have increased. Visitors have helped the transportation sector revive.

Alarming to me is the fact the CA Coastal Zone is ignored in Mayor Lurie’s Plan. Even worse, is the fact no historical neighborhoods are protected. See light blue line above for CA Coastal Zone

WILL AI DIMINISH THE CITY'S WORKFORCE?

The darker perspective of the future of San Francisco has to do with the next tech sector bubble. San Francisco is the industry's new artificial intelligence (AI) center. Salesforce had 9,000 employees, now they have 5,000 employees replaced by AI. Most of the jobs replaced by AI at Salesforce were in the customer service sector. Marc Benioff was quoted as saying, "I need less heads", as half of his company's interaction with customers is now with AI agents.

Will wealthy Americans or individuals, be the only ones purchasing the Market Rate Housing provided by the Mayor's Plan?

Amazon is planning on replacing 600,000 employees with robots by the year 2033. The company plans to automate 75% of its workforce. Other corporations laying off workers include Klarna, UPS, Duolingo, Intuit and Cisco. In fact, it is estimated that 92 million jobs will be lost to AI by the year 2030

Sam Altman, CEO of OpenAI, said entire categories of employment may be irradiated by AI, especially the customer service sector. Anthropic CEO Dario Amodei forecast that half of all entry-level "white collar" jobs will be eliminated. Unemployment could reach 20% when this happens. Also, recent college graduates find that hiring has declined 50% since 2019 at 15 of the largest tech giants. Instead, employers are hiring more experienced workers familiar with AI. Other sectors vulnerable to replacement by AI include database administrators, IT specialists, and data engineers. In



Salesforce Tower above:

It is staggering to learn that so many employees have been fired by Salesforce recently.

either half or a third of all employees believe their job will be impacted by AI. Adding to the growth of AI is Donald Trump's AI Action Plan, which will accelerate innovation and do away with regulation. Nationally, the AI sector has grown 31%. This growth has surpassed all other sectors.

ENTER THE MAYOR'S UP ZONING PLAN

Clearly, if the economy is rosy, new homes may be welcome; however, what if the economy in the City declines by 20%? The fall of the dot-com tech industry created a recession. From the information we have gathered about AI, we could expect another loss of employment in many different sectors.

WEALTHY AMERICANS

If 10% of the wealthiest Americans represent 50% of all economic purchasing power, expect the housing to be purchased by the wealthy. It will lie vacant. Sadly, that's the ultimate outcome of Mayor Lurie's Up Zoning Housing Plan. Regardless of who buys these market-rate houses, it is safe to say that working-class folks will not benefit from "Family Planning" housing. Why? The Up zoning Plan does not provide housing for low or middle-class residents. Moreover, it does not provide affordable housing either.

THE MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

MOHCD provides subsidies to build Affordable Housing. MOHCD is broke, so only expect market-rate housing from developers and the Mayor's Up Zoning Plan.

THE AUXILIARY WATER SUPPLY SYSTEM

With the increase in housing, new infrastructure will need to be provided and should be prioritized before densification. The Auxiliary Water Supply System which provides seismically-stable fire protection to the northeast part of the City, has not been extended to the west side or southeast parts of town. The plan was to build the pipeline using Kubota pipe, which is made in Japan and is capable of withstanding a 9.0 earthquake. If the Mayor is serious about development, that infrastructure should be part of his program.

Tall housing along the coast — part of Mayor Lurie's up zoning plan — is now being considered. The California Coastal Zone, which is designated from high tide 1,000 yards inland, at the narrowest point, and 5 miles inland, at the thickest part, is now vulnerable to development. Construction of tall buildings in these areas completely ignores the line drawn by the Coastal Commission, restricting growth along the ocean. The streets affected by the up zoning encroachment of the CA Coastal Zone would allow buildings as tall as 65 feet on Lincoln and Irving, 85 feet on Judah St. and Fulton and Sloat, 105 feet.

The proposed construction will block coastal views and could be vulnerable to rising sea levels. The Mayor, the State and developers — intent on building housing carte blanche,

intruding into the **California Coastal Zone**, ignores previous environmental guidelines. When asked to include language to protect the coast, the Mayor demurred, providing excuses for delaying the legislation. State Senator Scott Weiner has announced that he believes the California Coastal Zone is too “expansive.”

A PREDICTION THAT CAME TRUE

In July 2020, in the Westside Observer, I predicted a downturn of the economy based on the COVID-19 epidemic. I called living in the City with COVID-19, an economy functioning at 80%. Unfortunately, the state of the economy has deteriorated much further. Today, we face another economic downturn based on the artificial intelligence (AI) sector.

GET INVOLVED

If you are against Mayor Lurie’s Upzoning Plan, contact the Land Use and Transportation Committee: Supervisors that are in this committee include:

Myrna Melgar, Connie Chan, Bilal Mahmood.

Email John.Carroll@sfgov.org or call 415 554 4445 and make your complaint. Meetings occur every Monday at 1:30 at City Hall.

Supervisor Myra Melgar’s phone number is (415) 554-6516.

Supervisor Connie Chan’s phone number is (415) 554 7410

Supervisor Bilal Mahmood’s phone number is (415) 554 7630

Author :

Glenn Rogers,

RLA Landscape Architect

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Chair Open Space

High-Rolling Housing Hucksters

The only families that will benefit from Lurie’s “Family Housing” plan already live on easy street.

Why didn’t the San Francisco Land Use and Transportation Committee’s District seven (D7) Committee Chair, Myrna Melgar want to notify San Francisco residents of the massive rezoning changes to the planning code that would impact their neighborhoods? The Committee was counting on an uninformed public. Public ignorance is political bliss.

In opposition, Sup. Connie Chan (D1) introduced legislation that would require the Planning Department to send a notice by US mail to every residential or commercial tenant and every property owner within 300 feet of a proposed zoning change. Chan’s legislation won at the Board of Supervisors on an eight to three vote. The three votes against the legislation were Myrna Melgar (D7), Bilal Mahmood(D11) and Matt Dorsey (D6).

Melgar said that the rezoning notification to the public is “not necessary.” Why would Melgar be worried about 300,000 notifications? Well, maybe 200,000 residents might be concerned and another 50,000 residents might be angry.



Myrna Melgar

For the D7 supervisor, who represents a moderate district with the most residential housing, Melgar is starting to act more like a YIMBY (Yes In My Back Yard) every day. It might be time for her to have lunch with Scott Wiener and Joel Engardio to discuss strategy.

Replacement of Demolished Units for Tenants and Small Businesses

“In the neighborhoods I represent, many have a lot of concerns and doubts about displacement,” Chan said. “Not just tenants, but small businesses and aging homeowners, are worried they could fall victim to speculative real estate investors and be displaced.”

Under the plan, stipulations require that any demolished rent-controlled unit be replaced with another rent-controlled unit and that the displaced tenants have the right to return to the new building in areas targeted for increased density and potential demolition. Real-life experience has shown that rent-control residents usually cannot afford to wait while their housing is torn down and rebuilt.

Mayor Lurie’s “Family Zoning” plan in San Francisco is the subject of intense debate among tenants. Many concerns have been raised about its potential impact on existing tenants. While the plan aims to increase housing availability and affordability, opponents argue that it will lead to displacement.

While Lurie’s plan will succeed in making developers rich, the quality of life in San Francisco will be greatly diminished for many tenants and small business owners. Rent and housing prices will increase — not decrease — because of the scarcity of land. Less affordable housing will be built, and fewer small businesses will remain open. There will be less affordable housing — not more.

“This isn’t an affordable housing program. This is a real estate development plan, a plan for speculators. ... Haight Street will see the displacement of roughly 50 percent of neighborhood businesses. There is nothing in this plan to preserve neighborhood-serving retail,” Calvin Welsh writes in a 48 Hills, August 3 article, titled “Small Business Commission rejects (for now) Lurie’s up zoning plan,

Further, “If you want it in this plan, this commission [Planning Commission] must come up with the language. ... You should amend the plan to require preservation of neighborhood businesses and neighborhood shopping districts.” Welsh is right.

The up zoning plan is difficult to understand

Developers and billionaires run San Francisco (Lurie is a billionaire). Billionaires and developers donate to local politicians, and this gives them immense power over City Planning. So...this provides the simplest explanation of Mayor Lurie’s “Family Zoning plan.

Ask former Planning Director Rich Hillis, “I’m looking forward to taking some time off and thinking about what is next for me,” he wrote in his May 3rd resignation letter.

The Family Zoning plan was never about affordability. The Planning Department was ordered to create as much height and square footage as possible for developers. The plan was designed to demolish huge chunks of residential housing and Neighborhood Districts (NCDs). The demolition zones are permanent. Now that most of Planning's permit and CEQA and building guidelines have been removed or reduced, developers can do just about anything that they want to.

Developers can also dodge the affordable housing requirements by paying an inclusionary housing fee or In-Lieu fees to the Mayor's Office of Housing and Community Development (MOHCD). By paying these fees, Developers can now purchase the Planning Department's permission to build much more profitable Market-Rate structures. As they carve-up San Francisco's NCDs and residential housing, developers will make a fortune.

The Mayor's "Family Zoning Plan" should be renamed "The Developer's Demolition and Displacement of NCDs and Residential Neighborhoods" plan.

Over 50% of San Francisco's storefronts have already closed: A San Francisco Chamber of Commerce study from August 2020 revealed that 54% of storefront businesses in San Francisco closed due to COVID-19 — approximately 1,300 closures.

Data from the city planning department suggests that a significant number of small businesses in neighborhood commercial districts (NCDs) could face displacement under Mayor Lurie's plan to allow more housing density. Developers might be encouraged to demolish existing small buildings, which often house small businesses, to build larger residential structures. San Francisco's small business community may start to face extinction.

No small business can survive waiting for four years to have its location rebuilt. Some San Francisco Supervisors are discussing creating a small business relocation fund. Where will the business go, and what will it cost to relocate? How much money would a developer be charged? Supervisor Myrna Melgar is trying to create legislation to develop this fund.

It's important to note that the Mayor's plans are multifaceted, and some aspects can potentially displace existing residents. Where will these residents go?

Under San Francisco's 2022 housing element and state law, the city must expand housing affordability and availability. This proposed citywide rezoning may increase the height and/or density limits of your neighborhood or other neighborhoods.

The main purpose of this massive rezoning was to build more affordable housing. The only affordable housing that will be built will be subsidized by the Mayor's Office of Housing and Community Development (MOHCD). The MOHCD is broke.

Housing and Community Development (MOHCD). The MOHCD is broke. Developers will not want to build new affordable housing because it will not be profitable.

Under existing planning guidelines, developers can pay the city extra money (inclusionary housing fees and/or in-lieu fees) to circumvent affordable housing rules. So the city makes money on projects that do not abide by affordable housing guidelines, and developers sell residential units at market-rate prices.

“While some YIMBYs will still be living in their parents’ basements, San Franciscans with an average median Income (AMI) of \$150,000 or less could not afford to purchase “affordable housing” without being subsidized.

“This rezoning legislation is a key step toward meeting our state housing goals. We are laying the foundation for small and midsize housing projects in areas of the city where we have seen little housing production, allowing us to welcome new residents while supporting long-term tenants and small businesses,” said Sarah Dennis Philips, Director of San Francisco Planning Department. “The mayor’s Family Zoning plan effectively balances the preservation of our city’s character with the necessary flexibility to ensure San Franciscans across all income levels can continue to call this great city home.” Phillips was appointed by Lurie to be the new planning director in June.

Phillips’ statements regarding the Mayor’s Family Zoning Plan is pure puffery. The Family Zoning Plan is only partially about height, density and affordability; its real purpose is to create permanent demolition zones throughout San Francisco — especially on the Westside.

Ninety percent of the Planning Department’s revenue comes from issuing permits.

The endgame “Density Decontrol” in San Francisco. Density Decontrol is a zoning policy being proposed in San Francisco that would remove unit limits on properties, allowing developers to build as many or as few residential units as possible within a building’s height and space limitations. This proposal is a key part of San Francisco’s efforts to address its housing crisis and meet state-mandated housing targets.

Residents should certainly be aware of Mayor Lurie’s Family Zoning Plan, especially if they wish to save San Francisco’s small businesses, residential housing, and special character of our neighborhoods, and be allowed to respond before the legislation becomes law.

If you love San Francisco, please don’t support Mayor Lurie’s housing plan. Neighborhood character will be destroyed as 40-foot-high housing will be allowed in residential mid-block streets and 55+ foot residential housing will be built on corner lots. NCDs will be built at 65 - 140’+.

Author:

**George Wooding, Delegate Midtown Terrace
Chair Government and Elections, President Emeritus**



OTHER WORTHWHILE ARTICLES

Explosions not to be used in Navy shipyard:

www.westsideobserver.com/25/11-navys-u-turn-on-explosive-demolitions.php

Six Fatal Flaws of Mayor Lurie’s Up Zoning Plan

<https://www.westsideobserver.com/25/10-six-fatal-flaws-in-lurie's-rezoning.php>

Plans to Blow Building Traumatizes Neighbors:

<https://www.westsideobserver.com/25/10-six-fatal-flaws-in-lurie's-rezoning.php>

State Housing Demands will Not be met by Mayor’s Housing Plan:

<https://www.westsideobserver.com/25/10-six-fatal-flaws-in-lurie's-rezoning.php>

SF State will accept all high school graduates next year:

<https://www.yahoo.com/news/articles/youre-f-state-launches-guaranteed-190015989.html>

Fleet Week is in but Blue Angels are out:

https://www.sfexaminer.com/news/the-city/fleet-week-flies-on-in-san-francisco-without-blue-angels/article_231cdb69-281f-4fd1-a327-0708abb56924.html

Maiden Lane is Recovering:

<https://sfstandard.com/2025/10/03/maiden-lane-resurgence-retail-office/>

Best Chinese Restaurants:

<https://sfstandard.com/2025/09/27/best-chinese-takeout-restaurants-san-francisco/>



CSFN PRESIDENT'S MESSAGE

NOVEMBER 2025

Our annual holiday party at the Flood Mansion is on Thursday Night December 11. I hope to see you there! There will be wine, appetizers, live music and a silent auction. Come buy something at the auction for yourself or a holiday gift for someone else. Check out the party flyer in this newsletter for more details.

I've enjoyed attending neighborhood meetings in San Francisco. I was impressed with the speaker at the Ocean View, Merced Heights, Ingleside meeting I attended. The speaker spoke about the pros and cons of Prop 50. She is DACA and can't vote and wants all of us to know about this important issue. Her dedication and passion is inspiring. There are many citizens who don't exercise their right to vote and here was someone who wanted to educate and inform us so we would cast a ballot.

I've also heard about the concerns with the mayors Family Zoning Plan. This won't accomplish what San Francisco needs. It will not generate affordable housing. There are many problems with this ill-conceived plan and on Tuesday November 18 CSFN will have a panel discussion on changes needed to Lurie's Family Zoning Plan. So far our panelists include Gordon Mar, a former D4 Supervisor; Lori Brooke, a D2 Supervisor Candidate; and Lisa Arjes who has read the entire 1,000 + document and is aware of its many flaws. This will be on zoom starting at 6:30pm, you can register now for the meeting at <https://csfn.net/>

The Bylaws Committee met in October and resolved questions of committee appointments by the president. I'm working on a policies and procedures manual to supplement our bylaws. The next bylaws meeting will be on February 6, 2026 and the next Open Space Committee meeting will be on January 23, 2026. The next Government & Elections Committee meeting will be in February on a date to be determined. Please contact me if you would like to get more involved and attend one of these meetings.

Please email me at president@csfn.net or bridgelady@earthlink.net and let me know when and where your neighborhood organization is meeting. I want to continue attending as many meetings as possible.

CSFN AGENDA

General Assembly Agenda for November 18, 2025:

- Call to Order
- Program: Family Zoning Plan Panel Discussion on Changes Needed with Gordon Mar, Lori Brooke and Lisa Arjes.
Send questions to Deborah Murphy president@csfn.net
- Brief Recess
- Approve October Minutes:
- Unfinished Business:
- New Business:
- For the Good Order



**Join Us on Zoom
Tuesday November 18, 2025 - 6:30pm**

**Panel Discussion on Changes and Amendments
Needed for Lurie’s Upzoning Housing Plan Which
Will Only Benefit Real-Estate Developers**

Panelists Include:

**Lori Brooke, who became a D2 Supervisor Candidate
because of this issue**

Gordon Mar, a former D4 Supervisor

**Lisa Arjes, has read the entire 1,000+ page plan and
knows its many flaws & shortcomings**

You are invited to a CSFN Zoom meeting.

When: Nov 18, 2025 06:30 PM Pacific Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/meeting/register/7ZLkfJT7ShSGn1zlZJKUPw>

After registering, you will receive a confirmation email containing information about joining the meeting.

Send questions in advance to Deborah Murphy president@csfn.net



Offshore desalination product and its Fort Bragg pilot project.

Oneka Technologies will be in San Francisco on Wednesday November 12, 2025 and has graciously accepted the Coalition for San Francisco Neighborhoods' invitation to speak on its offshore desalination product and its Fort Bragg pilot project. The hybrid meeting both in person and online will take place at the Taraval Police Station Community Room located at 2345 24th Avenue - San Francisco, CA 94116

You are invited to a Zoom meeting.

When: Nov 12, 2025 09:00 AM Pacific Time (US and Canada)

Register in advance for this meeting:

https://us02web.zoom.us/meeting/register/dWJ8dM87Scav_PANVH1kYA

After registering, you will receive a confirmation email containing information about joining.

With a grant from the State Water Resources Control Board (SWRCB), Oneka Technologies will be installing its first California pilot project for offshore desalination in Fort Bragg. Since the State of California has ongoing issues of water availability, the Coalition for San Francisco Neighborhoods is extending its invitation to a broad range of stakeholders at the federal, state, regional, local levels as well as NGOs.

The Coalition for San Francisco Neighborhoods would be honored if you could attend. The meeting will include a presentation, Q&A, closing remarks plus a photo op for in-person attendees. You must register in advance for the zoom meeting. Please RSVP to Eileen Boken if you are attending in person

Deborah Murphy
President CSFN

president@csfn.net

Type to enter text

PARKMERCED ACTION COALITION RESOLUTION

Whereas, the the CA Coastal Zone is designated from high tide 1,000 yards inland, at the narrowest point and 5 miles inland, at the thickest part;

Whereas, the “California Coastal Act of 1976 represents a significant milestone in the state’s approach to coastal management, establishing a legal foundation for the preservation of coastal environments while accommodating responsible development”;

Whereas, Mayor Lurie, the State of California and the City Planning Department have decided to ignore these regulations, as they pursue unbridled development along the coast;

Whereas, current guidelines along the coast stipulate that building heights be a maximum of three stories tall;

Whereas, Mayor Lurie’s Up Zoning plans, disregard this guidance and instead allow building height along the coast to be as tall as 65 feet on Lincoln and Irving, 85 feet on, Judah St. and Fulton and lastly Sloat Blvd. at 105 feet;

Whereas, the protection of historical districts and neighborhoods is missing in the Mayor’s Up Zoning Plan;

Therefore Be It Resolved, that PmAC requests language to protect the coast and neighborhoods in the Mayor’s Up Zoning Plan.

Glenn Rogers, RLA
Landscape Architect
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TO MAYOR LURIE AND THE BOARD OF SUPERVISORS

TOXIC CLEANUP OF BUILDINGS AT HUNTER'S POINT USING EXPLOSIVES

Whereas, the **Navy** has misinformed the public numerous times over the years about the safety of toxicity at Hunter's Point and other sites they manage;

Whereas, the Navy planned to demolish six buildings by explosion at Hunters Point Naval Shipyard Federal Superfund Site Parcel G but after the public outcry, the Navy decided to demolish the building in the usual manner, however, no written statement has been provided denying demolition by explosion;

Whereas, the Navy has been looking for ways to cut cost on the cleanup of the Hunters Point Superfund Site;

Whereas, to do this the **Navy** has found contractors that are willing to falsify records (Tetra Tech) or lower the standards of finding poisonous radioactivity at Hunters Point;

Whereas, the **EPA** is supposed to supervise cleanups of Superfund sites, however, it has presided over a series of scandals that have triggered numerous lawsuits instead;

Whereas, additionally the the toxic debris must be removed by traveling down numerous side streets to Third Street exposing all those it passes by including schools, bus stops, play grounds and churches;

Therefore Be It Resolved, that any radioactive toxic waste moved in demolition be enclosed in a box with a lid or an envelop to trap hazardous material;

Therefore be it Resolved, until the Human Health Risk Assessment is recalculated for Parcel G and the remediation which is now 60% complete is finalized, this project should be postponed;

Be It Further Resolved, that the Sierra Club, Earth Justice, the Coalition for Legal Professionals or Erin Brockovich's legal team be involved to have the correct procedures done for the demolition and construction of this project to ensure the safety of the neighborhood.

Deborah Murphy, CSFN President
Coalition for San Francisco Neighborhoods

president@csfn.net