

Rachael Tanner  
President, Planning Commission (via email [Rachel.Tanner@sfgov.org](mailto:Rachel.Tanner@sfgov.org))

Jonas P. Ionin  
Director of Commission Affairs (via email [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org))

Re: 618 Octavia Proposal & Excess Parking

Dear Commissioner Tanner and Director Ionin,

The Hayes Valley Neighborhood Association (HVNA) objects to the proposal by the developer of 618 Octavia for a CU for excess parking above what is principally permitted in the Market & Octavia Better Neighborhoods Plan. We are especially alarmed by the precedent it sets, not just in Hayes Valley, but citywide.

HVNA prides itself on being a dense, walkable and transit-rich community. We fought to plan and implement the Market and Octavia Plan and the residential off street parking ratios were cutting edge at the time of adoption and still are. We have a strong track record of welcoming affordable as well as market-rate projects that are consistent with those parking ratios—and we would support a project like the one before you now that was also consistent with those parking ratios.

618 Octavia is the first project in our community that manipulates a loophole in the State Density Bonus program. The loophole allows the developer to ask for more parking by stating that it is essential for the viability of the project.

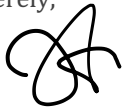
We are strongly opposed to the notion of holding on-site BMRs hostage. In this case the housing is tethered to the CU approval of extra parking that will be sold at \$120,000 a stall.

We are collectively in a climate crisis. Approving more parking in a neighborhood that has borne the brunt of a freeway and one-way traffic arterials is not the solution.

This is also a slippery slope and if you approve this CU, it sets precedent opening up an avalanche of excess parking across the city.

We respectfully ask the Planning Commission to please direct the project team to work with and listen to the consensus of the community, withdraw the request of a CU and resubmit the project for review.

Sincerely,



Jen Laska, President HVNA  
Vladimir Vlad, HVNA Transportation & Planning Committee  
Jason Henderson, Chair HVNA Transportation & Planning Committee

cc: Supervisor Dean Preston  
Kyle Smeallie, District 5 Legislative Aide  
HVNA Board