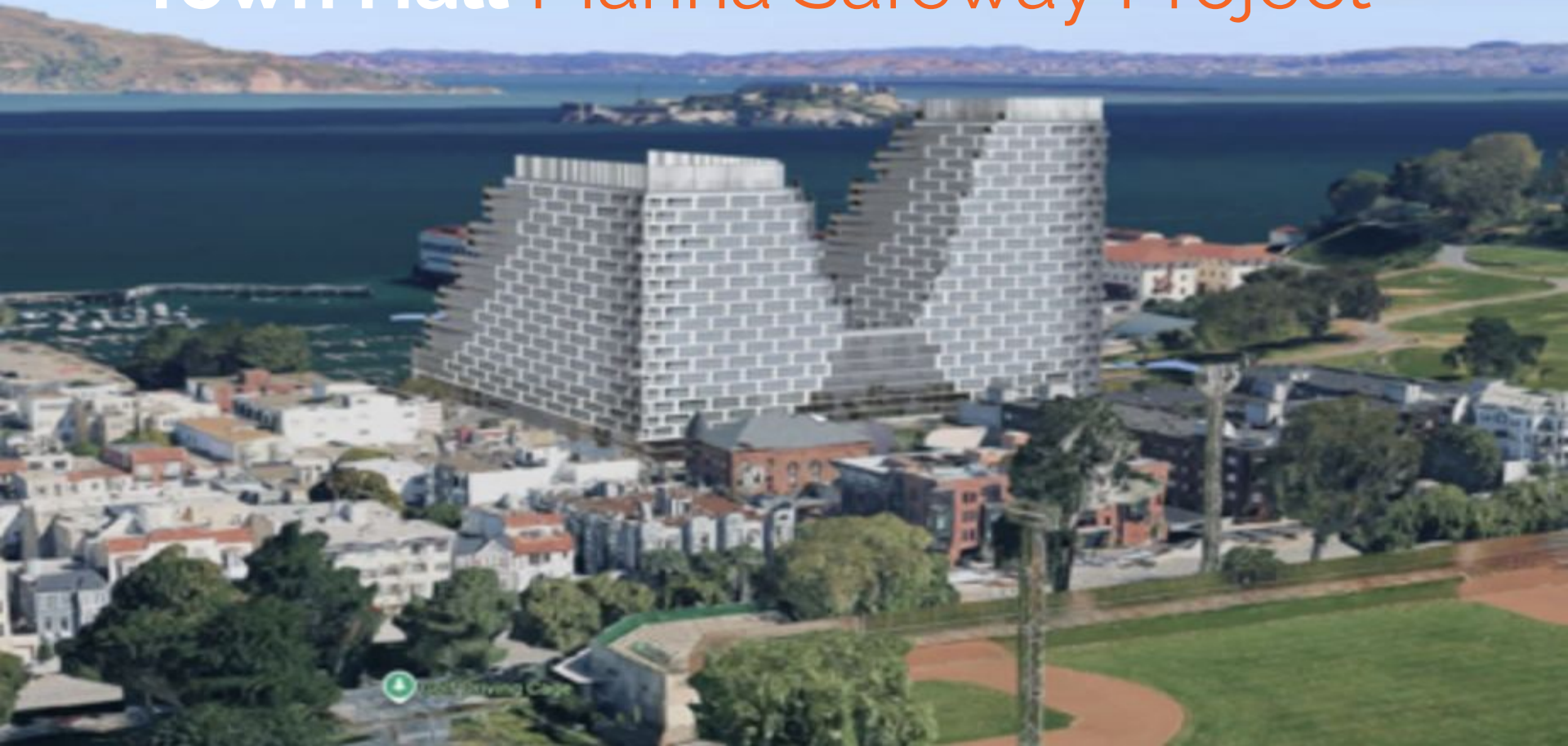


Town Hall Marina Safeway Project



Agenda

Project Overview Video

How did we get here?

What is being proposed?

Concerns

What has been done

Long game

Q & A

Hosts

- Cow Hollow Association
- Golden Gate Valley Neighborhood Association
- Laurel Heights Improvement Association
- Marina Community Association
- Marina-Cow Hollow Neighbors and Merchants
- Neighborhoods United San Francisco
- Pacific Heights Residents Association

Video: Marina Project Overview

<https://drive.google.com/file/d/10OJNsOpaGVb-gv-lx1QxcWf51f7SgP0A/view>

Bypasses restrictions

Height, density, view,
parking, water & sewer
restrictions

How is this
even possible?

Out of proportion
with the neighborhood

Incompatible with
neighborhood
heights/scale

How will you
address this issue
and stop this
project?

How can
we cancel
the plan?

It's building on landfill
& also height restrictions
in Marina & Cow Hollow.
How can this be built?

Why can't developers
build something that
integrates better into
the neighborhood?

Design review
for compatibility
& views to
the Bay

Too tall. Too dense.

Switch to a
more modest
height & a design
that blends with
the area

How to stop
this development?

Degrades
the waterfront

Protect our views
to the Bay

Undermines our
waterfront
quality of life

What is the intended
demographic?
Age, job type, salary?

Studios & one-bedrooms—
who are they for?
Not for very-low-income seniors.
Who can actually afford this?

75% studios &
one-bedrooms
at market rate—
on prime SF
waterfront?

Doesn't a recreational
area next door prevent
several hundred tenants
from living across
the street?

Proposal of this scale
should not have gotten
this far

Doesn't address
family affordability
in SF

What happened to
the directive for
affordability?

Your Top Questions

- ① Can this project still be stopped?
- ② How is a project this large allowed to bypass local review?
- ③ Why is this the wrong project for this location?

Tonight, we're going to answer these questions and more.

How did we get here?

California's Housing Experiment

The Promise

- Build more housing
- Increase affordability
- Streamline approvals

The Reality

- Hundreds of punitive state housing laws passed
- Local planning replaced with unfunded state mandates
- Ministerial approvals replacing public hearings
- Housing prices remain among the highest in the nation
- Most new construction remains predominantly market-rate

If the current approach is working... **why is affordability still getting worse?**

State law, **not your city or neighborhood**, largely determines how communities grow.

Why is this project allowed

Multiple State Laws Working Together to Override Local Control

AB 2011 - Ministerial approval on qualifying commercial sites

SB 330 - Freezes the development rules when application is filed

State Density Bonus + Legacy City Zoning = More height & units

One law didn't create this project. A combination of laws did.



*"This isn't just about Marina Safeway.
It's about whether Californians still have
a voice in the future of their
neighborhoods."*

What is being proposed

Marina Safeway

- **Two towers** - rising 18 and 22 stories, 5-6x the height of the rest of the Marina neighborhood.
- **848 apartments** - majority studios and 1 bedrooms (flexible living - tech bro dormitory)
- **Only 201 parking spaces** - for approx. 2,000 people, increasing pressure on already limited neighborhood parking.
- **Only 10% below-market-rate housing** - not impacting affordability, not family housing.
- **Closure of the existing Safeway** - during construction, reducing grocery and pharmacy access for the surrounding community.
- **Built on a site with documented environmental and infrastructure challenges** -including contamination, liquefaction risk, aging sewer systems, and significant traffic constraints.

Reasonable people can support housing and still ask whether this is the right project, in the right place, built the right way, for the right reasons.

Impact of AB 2011

The developer is attempting to use **AB 2011**, a state law intended to streamline certain housing projects on commercial sites, to bypass a normal public and environmental review.

If the developer gets AB 2011 approval, there will be:

- **no Planning Commission hearing**
- **no Board of Supervisors vote**
- **no CEQA environmental review**
- **no recourse or appeals**
- **no elected officials deciding the project**

This should concern everyone, regardless of where you stand on housing.

We're asking for: thoughtful planning, public participation, environmental responsibility, and accountable government

What needs to happen next

Need Mayor Lurie to Act Now!

Exercise the authority he already has over DBI, DPH, and SFMTA to ensure this project is built safely.

- **Protect Public Safety** – Require an independent geotechnical review under the Tall Building Ordinance.
- **Protect Public Health** – Complete soils testing and contamination studies before excavation is allowed.
- **Protect Surrounding Homes & Buildings** – Ensure excavation, dewatering, and shoring plans are independently reviewed to safeguard adjacent homes and apartment buildings.
- **Protect Public Trust** – Convene a public informational Town Hall on the Marina Safeway project.

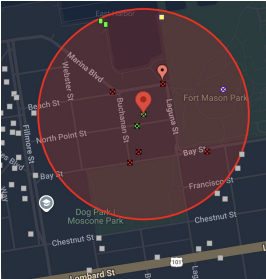
*Today's laws are the result of
yesterday's elections.*

*These housing laws were championed by
Senator Wiener.*

Elections Matter.

Our Concerns

Specific Adverse Consequences of Marina Safeway Project



Infinite Jam after foggy fireworks 🙄

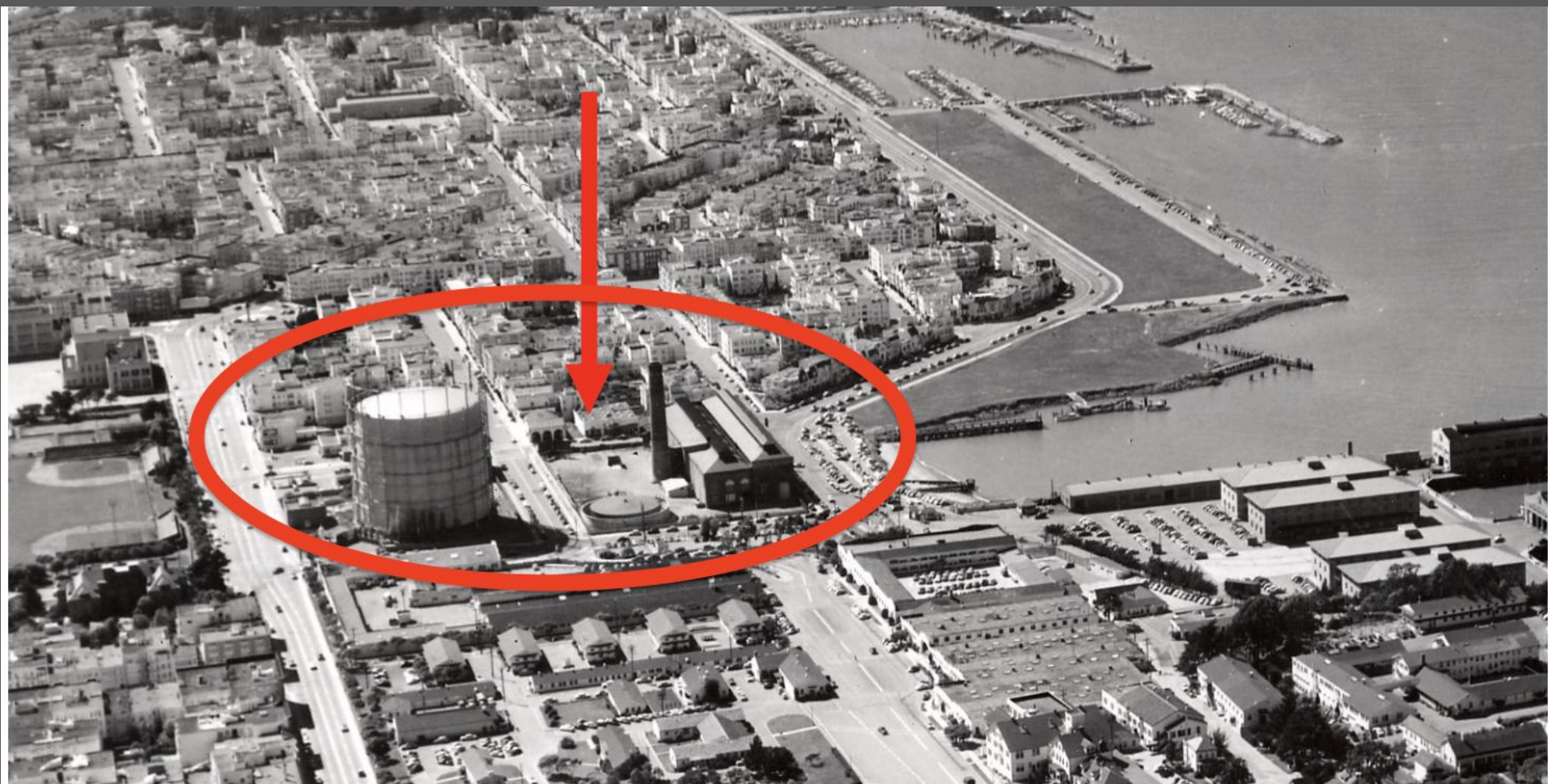


Marina Safeway Site's AB 2011 Eligibility Checklist — Per SF Planning & Align

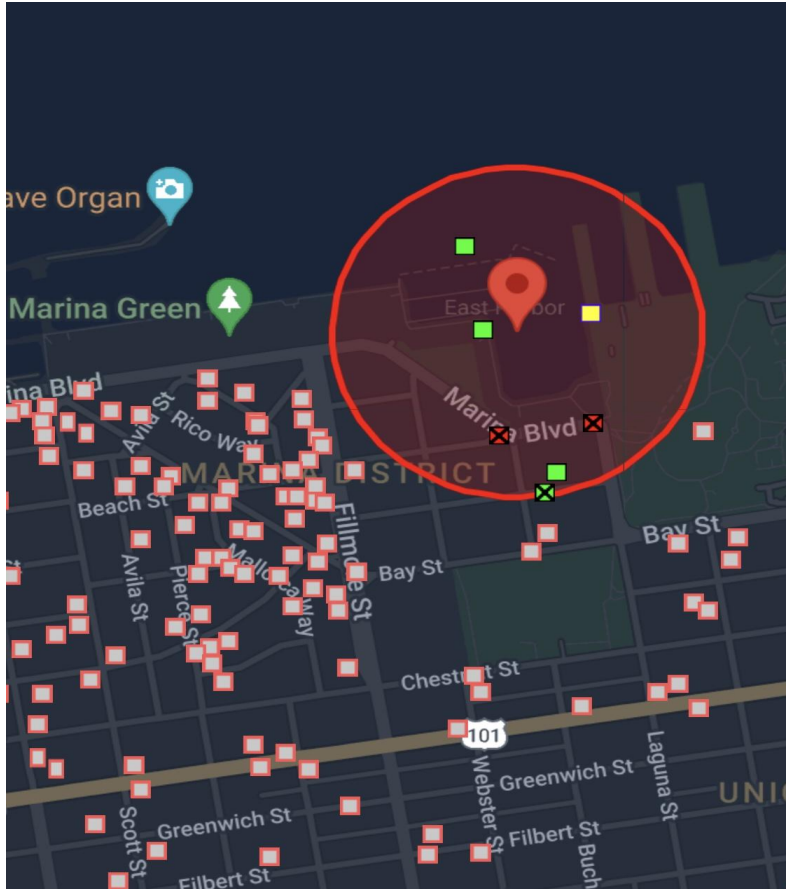
70'–150' street width & 50' frontage?	YES	Site > 20 acres (or >100 ac regional mall)?	NO
Principally permitted retail/office/parking zone?	YES	Requires demolition of historic structure?	NO
Farmland, wetlands, fire zone, fault, floodplain, habitat?	NO	Existing 1–4 units, or vacant/non-multifamily zoned?	NO
Hazardous waste site?	NO	Demolition of affordable/rent-controlled/tenant housing?	NO
Within 500 ft of a freeway?	NO	Site vacant?	NO
Adjacent to industrial-use site (>1/3 sq ft)?	NO	In the Coastal Zone?	NO

All 12 criteria satisfied as submitted — no disqualifying conditions identified on the Supplemental Application (rev. 07/14/2026).

Site in 1953 - Manufactured Gas Plant Facilities Still Present



Marina Safeway Site: Toxic Past Still Unresolved



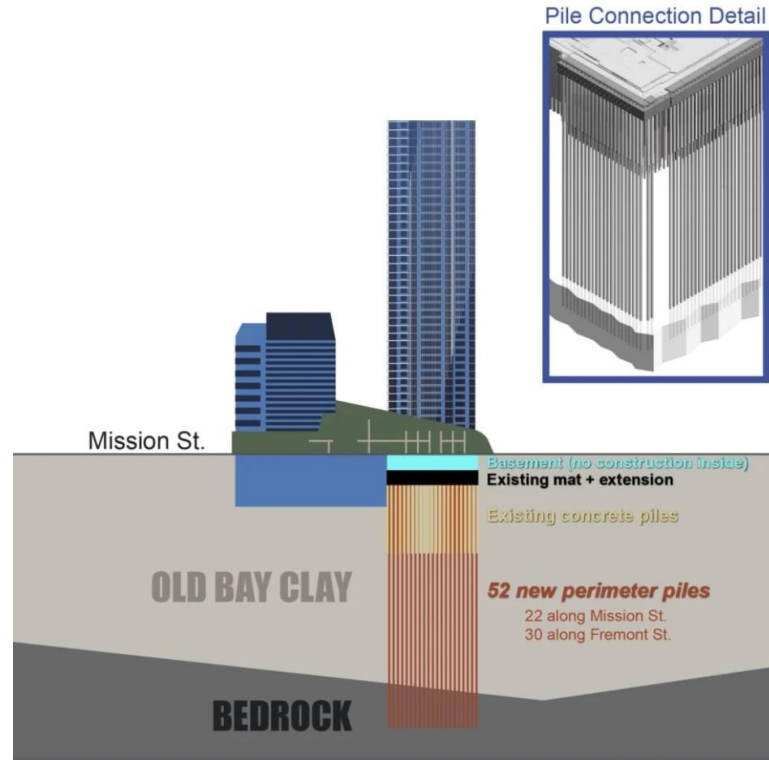
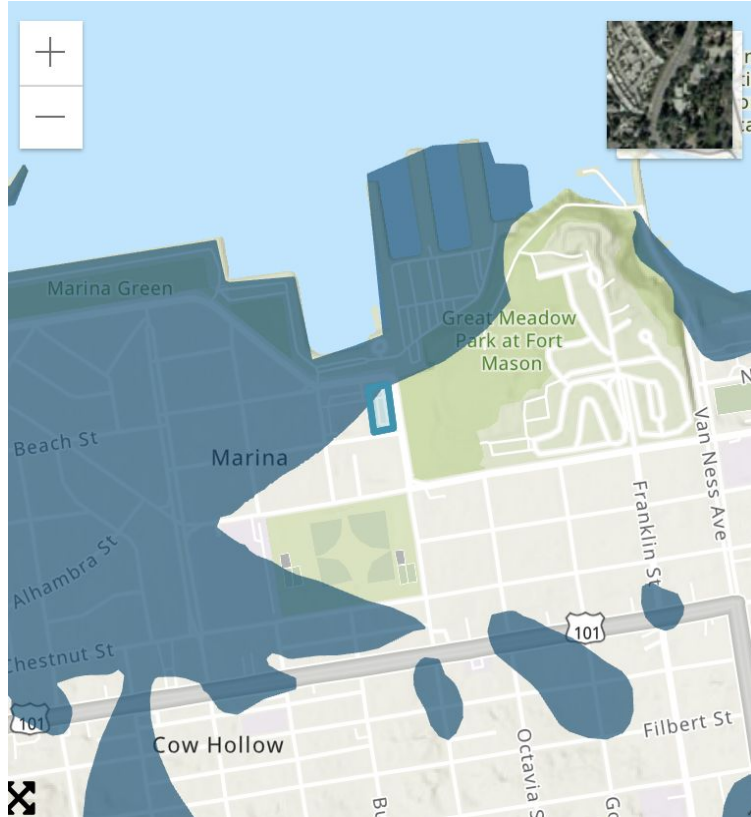
Subsurface Toxins Documented by DTSC & Water Board Surround the Site:

- Gashouse Cove
- North Point St. edge where at MGP SUBstation was located
- Beach & Buchanan Sts. Where MGP Tar Works was located

Source: RWQCB Geotracker

Millenium Towers - Consequences & Lessons

Nearby Construction + Soft Soil= Sinking



Specific Adverse Consequences

We believe this site should **not qualify** for the AB 2011 ministerial approval.

- **Not a basic “infill” site**
- **Combination of liquefaction/toxicity/groundwater** isn't suitable for a checklist of “objective standards”
- **Drilling massive structural foundation pilings** up to 240 feet deep to support a high-rise complex risks accelerating ‘settling’ in neighboring homes
- **Risk of displacing toxic fluids** horizontally into neighboring residential basements

*Democracy isn't just about electing
representatives. It's also about
meaningful public participation in
decisions that shape our
neighborhoods.*

Supervisor Sherrill

LONG GAME...
Change the laws.
Change the lawmakers.

“The State of California shall not impose housing mandates on any community without first establishing its physical capacity and funding the infrastructure required to support its growth.”

- Ballot Measure Language

What you can do



Email Mayor Lurie

- 1) **Support candidates** that represent our interests
- 2) **Go to NUSF.net:**
 - Send email to Mayor Lurie (also QR code)
 - Support legal fund
 - Sign up for updates
- 3) **Speak out:** at future BOS public comment
- 4) **Stay Tuned - Statewide ballot initiative:** see Lori
Change the law. Change the lawmakers.

Q&A

You Can Only Ruin A City Once

