

File No. 150584

Committee Item No. 5
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date July 13, 2015

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
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Completed by: Andrea Ausberry Date July 10, 2015
Completed by: _____ Date _____

1 [Zoning - Interim Prohibition on Commercial Mergers in the Proposed Calle 24 Special Use
2 District]

3 **Urgency Ordinance approving an interim prohibition on commercial storefront mergers**
4 **of greater than 799 gross square feet in the proposed Calle 24 Special Use District,**
5 **which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar**
6 **Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett**
7 **Street, as well as certain additional adjacent lots, for 45 days in accordance with**
8 **California Government Code, Sections 65858, et seq.; and affirming the Planning**
9 **Department's determination under the California Environmental Quality Act; and**
10 **making findings of consistency with the General Plan, and the eight priority policies of**
11 **Planning Code, Section 101.1.**

12 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
14 **Deletions to Codes** are in *strikethrough-italics Times New Roman font*.
15 **Board amendment additions** are in double-underlined Arial font.
16 **Board amendment deletions** are in ~~strikethrough-Arial font~~.
17 **Asterisks (* * * *)** indicate the omission of unchanged Code
18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. Findings.

21 (a) General Findings.

22 (1) The proposed Calle 24 Special Use District ("Calle 24 SUD") is bounded by
23 the following streets:

24 (a) To the north, all lots fronting the southern side of 22nd Street from
25 Mission Street to Potrero Avenue;

1 (b) To the east, all lots fronting the western side of Potrero Avenue from
2 22nd Street to Cesar Chavez Street;

3 (c) To the south, all lots fronting the northern side of Cesar Chavez
4 Street, from Potrero Avenue to Capp Street; and

5 (d) To the west, all lots fronting the western side of Capp Street from
6 Cesar Chavez to 24th Street, then all lots fronting both sides of 24th Street to the eastern side
7 of Bartlett Street, then all lots fronting the western side of Capp Street from 24th Street to
8 22nd Street.

9 The proposed Calle 24 SUD additionally includes the following lots adjacent to the
10 above boundaries: Lots 019D and 046A in Assessor's Block 3637; Lots 005 and 017A in
11 Assessor's Block 6517; Lot 035 in Assessor's Block 6528; and Lot 003A in Assessor's Block
12 6570.

13 (2) The Mayor's Office, the District 9 Supervisor's Office, and the public are
14 currently engaged in a planning process to develop a comprehensive set of zoning and design
15 controls for this area. This planning process follows the Board of Supervisors unanimous
16 passage of Board Resolution No. 168-14, establishing the Calle 24 (pronounced
17 "Veinticuatro") Latino Cultural District in May 2014. The stated purposes of establishing the
18 Calle 24 Latino Cultural District were to recognize the importance of Calle 24 as a center of
19 Latino culture and commerce and enhance the unique nature of Calle 24 as a special place
20 for San Francisco's residents and tourists.

21 (3) As part of the planning process for the creation of the Calle 24 Latino
22 Cultural District and the proposed Calle 24 SUD, the City awarded a grant to the Brava
23 Theater and the Lower 24th Street Neighbors and Merchants Association to facilitate
24 community input in developing a Latino Cultural District Plan. A council comprised of
25 residents, businesses, and other neighborhood stakeholders meets monthly and brings

1 together residents, workers, artists, and business owners. After a year's worth of meetings, as
2 well as several retreats and public community input sessions, this work resulted in the Calle
3 24 Latino Cultural District Report, which can be found in Board File No. 140421. The report
4 identified the merger of smaller storefronts as a leading cause of neighborhood-serving
5 business displacement in the neighborhood.

6 (4) During the current economic boom cycle, small neighborhood-serving retail,
7 laundromat, and grocery uses in the Calle 24 neighborhood have been particularly susceptible
8 to displacement and closure.

9 (5) In response to these changes and in order to stabilize the displacement of
10 these small neighborhood-serving businesses while the City and interested stakeholders have
11 an opportunity to work collaboratively on a community planning process that may result in the
12 designation of the propose SUD or other amendments to the Planning Code, this Board
13 intends to place a temporary prohibition, also referred to as an interim zoning moratorium, on
14 commercial storefront mergers over a certain size.

15 (6) These interim controls are intended to provide stability to the neighborhood
16 during the time that the proposed Calle 24 SUD, and any other proposed Planning Code
17 amendments, are under development and public review. In developing the controls for the
18 proposed SUD, the Board urges the Planning Department to balance the need for retaining
19 neighborhood-serving retail and service uses with the desire to have more affordable housing
20 and a vibrant small business community.

21 (b) Findings Related to Imposition of an Interim Moratorium.

22 (1) Planning Code Section 306.7 provides for the imposition of interim zoning
23 controls to accomplish several objectives, including preservation of historic and architecturally
24 significant buildings and areas; preservation of residential neighborhoods; preservation of
25 neighborhoods and areas of mixed residential and commercial uses in order to preserve the

1 existing character of such neighborhoods and areas; and development and conservation of
2 the City's commerce and industry to maintain the City's economic vitality, provide its citizens
3 with adequate jobs and business opportunities, and maintain adequate services for its
4 residents, visitors, businesses, and institutions.

5 (2) These controls are intended and designed to address problems and
6 conditions associated with mergers of small commercial storefronts while the proposed Calle
7 24 SUD planning process is pending so that the City can continue to preserve neighborhoods
8 and areas of mixed residential and commercial uses in order to maintain the existing
9 character of such neighborhoods and areas and develop and conserve the City's commerce
10 for the reasons specified above in Subsection (a).

11 (3) This Board has considered the impact on the public health, safety, peace,
12 and general welfare if the interim controls proposed herein were not imposed.

13 (4) This Board has determined that the public interest will be best served by
14 imposition of these interim controls at this time in order to ensure that the legislative scheme
15 that may be ultimately adopted is not undermined during the planning and legislative process
16 for permanent controls, which process shall be conducted within a reasonable time.

17 (c) Planning Code Section 101.1 Findings.

18 This interim zoning moratorium advances and is consistent with: Priority Policy 1 in that
19 the controls will preserve and enhance existing neighborhood-serving retail uses and enhance
20 future opportunities for resident employment in and ownership of such businesses; Priority
21 Policy 2 in that the controls will conserve and protect existing neighborhood character in order
22 to preserve the cultural and economic diversity of this neighborhood; and Priority Policy 5 in
23 that the controls will maintain a diverse economic base by protecting our neighborhood
24 service sector from displacement due to larger mergers and commercial office development
25 and will enhance future opportunities for resident employment and ownership in this sector.

1 With respect to Priority Policies 3, 4, 6, 7, and 8, the Board finds that the interim zoning
2 moratorium does not, at this time, have an effect upon these policies, and thus, will not conflict
3 with said policies.

4 (d) Environmental Findings. The Planning Department has determined that the
5 actions contemplated in this Ordinance are in compliance with the California Environmental
6 Quality Act (California Public Resources Code sections 21000 et seq.). The Board of
7 Supervisors hereby affirms this determination. A copy of said determination is on file with the
8 Clerk of the Board of Supervisors in File No. 150584 and incorporated herein by reference.

9
10 Section 2. The following interim zoning moratorium shall be adopted as an Urgency
11 Ordinance:

12 (a) The proposed Calle 24 Special Use District area ("Calle 24 SUD") shall be
13 bounded by the following streets:

14 (1) To the north, all lots fronting the southern side of 22nd Street from Mission
15 Street to Potrero Avenue;

16 (2) To the east, all lots fronting the western side of Potrero Avenue from 22nd
17 Street to Cesar Chavez Street;

18 (3) To the south, all lots fronting the northern side of Cesar Chavez Street, from
19 Potrero Avenue to Capp Street; and

20 (4) To the west, all lots fronting the western side of Capp Street from Cesar
21 Chavez to 24th Street, then all lots fronting both sides of 24th Street to the eastern side of
22 Bartlett Street, then all lots fronting the western side of Capp Street from 24th Street to 22nd
23 Street.

1 The proposed Calle 24 SUD additionally includes the following lots outside the above
2 boundaries: Lots 019D and 046A in Assessor's Block 3637; Lots 005 and 017A in Assessor's
3 Block 6517; Lot 035 in Assessor's Block 6528; and Lot 003A in Assessor's Block 6570.

4 (b) In the proposed Calle 24 SUD, neither the Planning Department nor the Planning
5 Commission shall issue an approval or authorization for any merger of groundfloor
6 commercial use space where the merger would result in groundfloor commercial use space
7 greater than 799 gross square feet.

8 (c) The following districts, uses, and projects are exempt from these controls:

9 (1) Projects subject to a development agreement under Administrative Code
10 Chapter 56 and California Government Code Sections 65864 et seq.;

11 (2) Projects that have submitted an environmental evaluation case to the
12 Planning Department on or before June 2, 2015; and

13 (3) Projects that received a Planning Commission approval on or before June 2,
14 2015.

15 (d) This interim zoning moratorium shall remain in effect for 45 days unless extended
16 in accordance with California Government Code Section 65858 or permanent controls are
17 adopted to address commercial mergers and new restaurant uses in this area, whichever first
18 occurs.

19 (e) If application of this ordinance would have the effect of denying approvals needed
20 for development of any multifamily housing portion of a project specified in California
21 Government Code Section 65858(c) and (h), this moratorium shall not apply to that use.

22
23 Section 3. Within 25 days of the Board's adoption of this ordinance, the Planning
24 Department shall submit to the Clerk of the Board a written report describing the measures
25 taken to alleviate the conditions that led to the adoption of the ordinance. Upon receipt of the

1 report, the Clerk shall calendar a motion for the full Board to consider and approve said report.
2 Said hearing and the action taken thereon shall be no later than 35 days after this ordinance
3 is effective.

4
5 Section 4. Effective Date. This urgency ordinance shall become effective immediately
6 after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns
7 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the
8 Board of Supervisors overrides the Mayor's veto of the ordinance by a 4/5ths vote.

9
10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By:


13 Marlena Byrne
14 Deputy City Attorney

15 n:\legana\as2015\1500614\01016043.doc

LEGISLATIVE DIGEST

[Zoning - Interim Prohibition on Commercial Mergers in the Proposed Calle 24 Special Use District]

Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code Sections 65858 et seq.; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Existing Law

The geographic area encompassed by the proposed Calle 24 Special Use District is currently a mix of residential and neighborhood commercial zoning districts. Although commercial uses are generally prohibited in the areas zoned residential, the existing neighborhood commercial districts—which include, among others, the 24th Street-Mission Neighborhood Commercial Transit District and the Mission Street Neighborhood Commercial Transit District—allow commercial uses, and mergers of commercial storefronts, as of right up to a certain size and then through the conditional use permit process for larger commercial uses and mergers.

For example, within the 24th Street-Mission Neighborhood Commercial Transit District, commercial uses are permitted of up to 2,499 square feet and commercial uses equal to or greater than 2,500 square feet may be approved through a conditional use permit. Likewise, within the Mission Street Neighborhood Commercial Transit District, commercial uses are permitted below 5,999 square feet and commercial uses equal to or greater than 6,000 square feet may be approved through a conditional use permit.

Amendments to Current Law

The proposed legislation defines a proposed "Calle 24 Special Use District" area as an area generally bounded by: the southern side of 22nd Street from Mission Street to Potrero Avenue; the western side of Potrero Avenue from 22nd Street to Cesar Chavez Street; the northern side of Cesar Chavez Street, from Potrero Avenue to Capp Street; and the western side of Capp Street from Cesar Chavez to 24th Street, then both sides of 24th Street to the eastern side of Bartlett Street, and the western side of Capp Street from 24th Street to 22nd Street; along with a few additional adjacent lots (specifically, Lots 019D and 046A in Assessor's Block 3637; Lots 005 and 017A in Assessor's Block 6517; Lot 035 in Assessor's Block 6528; and Lot 003A in Assessor's Block 6570.)

Within the proposed Calle 24 (pronounced “veinticuatro”), mergers of groundfloor commercial space that would result in a space greater than 799 gross square feet would be prohibited for 45 days. This prohibition may be extended by the Board of Supervisors for up to an additional 22 months and 15 days.

Background Information

Interim zoning controls, including moratoria, are temporary and are designed to allow time for permanent controls to be proposed and adopted through the normal legislative process. The proposed urgency ordinance is an interim zoning moratorium and, therefore, must comply with the requirements of California Government Code Section 65858 et seq. as well as the Planning Code Section 306.7. Some of the applicable requirements include:

- Only the Board of Supervisors may adopt an interim zoning moratorium, and it must do so by urgency ordinance, which requires one reading of the Board.
- Adoption requires a four-fifths vote of the Board of Supervisors (9 votes).
- The Board of Supervisors may initially impose a moratorium for a period not to exceed 45 days.
- These controls do not need to be referred to the Planning Commission because they are not amendments of the Planning Code.
- An interim moratorium ordinance, unlike a typical ordinance, is effective immediately when the Mayor’s signs the ordinance or 10 days after the Mayor receives the legislation. If the Mayor vetoes the legislation, the Board must garner a 4/5 vote to overturn the veto.
- Extension of the initial 45 day period may be for up to 22 months and 15 days, but requires:
 - Issuance of a Board of Supervisors’ report 10 days before the expiration of the controls that describes the measures taken to alleviate the conditions which led to the adoption of the controls;
 - Findings for general moratorium and special findings for a moratorium affecting multifamily housing; and
 - A 4/5 vote of the Board of Supervisors.

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

June 29, 2015

File No. 150584

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On June 2, 2015, Mayor Lee introduced the following legislation:

File No. 150584

Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code, Sections 65858, et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use & Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. - Jeanie Poling 6/30/15

BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Todd Rufo, Director, Office of Economic and Workforce Development
John Updike, Director, Real Estate

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee, Board of Supervisors

DATE: June 30, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following substitute legislation, introduced by Mayor Lee on June 2 2015:

File No. 150584

Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code, Sections 65858, et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Ken Rich, Director of Development

BOARD of SUPERVISORS



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June 29, 2015

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Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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File No. 150584

Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code, Sections 65858, et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

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By: Andrea Ausberry, Assistant Clerk
Land Use & Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244
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TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

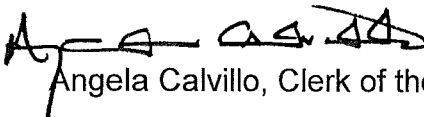
Date: Monday, July 13, 2015

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 150584. Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code, Sections 65858, et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 10, 2015.


Angela Calvillo, Clerk of the Board

DATED: June 26, 2015
POSTED/PUBLISHED: July 3, 2015

INVITATION FOR BIDS



The Port of San Francisco, announces an invitation for bids for construction on the PIER 31 BUILDING & ROOF REPAIR PROJECT, Contract No. 2762, in San Francisco, CA. Work includes selective demolition, repair of structural framing, new roofing and roof elements, new windows and doors, toilet room and ADA upgrades, and upgrades to plumbing, mechanical, and electrical systems. The Contractor will be required to coordinate apron repair by others and maintain access for circulation. Estimate for the base bids is \$5.7M with additive bid alternates. Bid documents are available in electronic format for free download by going to the Port of San Francisco Website at <http://www.portofsanfrancisco.com/index.aspx?page=18>, where updates will also be posted.

The LBE subcontracting goal is 25%. The project is subject to the prevailing wage requirements, and the Local Hire Ordinance. Special site access may be coordinated with the Project Architect, Wendy Proctor, 415-274-0592. In accordance with the Port of San Francisco Commission Resolution No. 10-60, no bid is accepted and no contract in excess of \$400,000 is awarded by the City and County of San Francisco until such time as (a) the Port Commission approves the contract for award and (b) the Port Executive Director or designee then issues an order of award. Pursuant to Charter §3.105(f), all contract awards are subject to certification by the Controller as to the availability of funds. Bidders shall submit proof of a current Business Tax Registration Certificate. Failure of a bidder to provide such proof within fourteen (14) calendar days of bid opening could constitute a refusal to enter into the contract and result in forfeiture of the bid bond. Bid security in the form of a corporate surety bond or an irrevocable letter of credit (or certified check if required bid security is \$15,000 or less) for ten percent (10%) of the amount bid must accompany each bid. The Port reserves the right to reject any or all bids and waive any minor irregularities in any bid.

TO BE ELIGIBLE TO BID, the bidding General Contractor (GC) shall possess a valid Class A or B license from the Contractors State License Board (CSLB), and shall have verifiable experience as specified in Section 00.11.13 of the bid documents.

PRE-BID MEETING: 7/14/15, 10:30 AM, Port of San Francisco office, Pier 1 at San Francisco, CA 94111.
BIDS DUE: 8/11/15, 10:30 AM. For questions, contact Wendy Proctor (415) 274-0592. CNS#2768462

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE JULY 13, 2015
1:30 PM LEGISLATIVE CHAMBER, RM 250, CITY HALL 1 DR. CARLTON B. GOODLETT PLACE, SF, CA
NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 150554. Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 750 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capo Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code, Sections 65582, et seq.; affirming the Planning Department's determination under the California

Environmental Quality Act; and making findings of consistency with the General Plan, and the right of public hearing to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 10, 2015. Angela Calvillo, Clerk of the Board.

CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA FOR THE CITY AND COUNTY OF SAN FRANCISCO UNITED FAMILY COURT
Case Number: JD12-328304
In the Matter of: E.B.L., Jr. & J.V.L., A Minors
To: EVERETT BUTCH LAGULA, SR., alleged father;

and any other person(s) claiming to be the Parent(s) of said minor.
You are hereby notified that the San Francisco Juvenile Dependency Court has ordered a hearing pursuant to Welfare and Institutions Code Section 366.26, to determine whether your parental rights should be terminated and your child(ren) be freed from your custody and control for the purpose of having him adopted.

BY ORDER OF THIS COURT, you are hereby cited and required to appear before this Court on the day of September 9, 2015 at 1:15 p.m. at the Juvenile Dependency Court, 400 McAllister Street, Room 422 San Francisco, California, then and there to show cause, if any you have, why said minor(s) should not be declared free from the custody and control of his parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.
If you appear on the above-mentioned date in the above-mentioned courtroom, the Judge will advise you of the nature of the proceedings, the procedures, and possible consequences of the entitled action. The parent(s) of the minor(s) have the right to have an attorney present and, if the parent(s) cannot afford an attorney, the Court will appoint an attorney for the parent(s).
DATED: June 9, 2015
CAT VALDEZ, Legal Assistant for Penitentiary Department of Human Services (415) 554-3835
By: ANNIE TOY, Deputy Clerk

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CIV 534018
Superior Court of California, County of San Mateo
Petitioner of: Yumi Sato for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Yumi Sato filed a petition with this court for a decree changing names as follows:
Yumi Sato to Yumi Sato Kawano
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name change described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing: Date: 7/21/15, Time: 9:00 am, Dept. P1, Room: 2D
The address of the court is 400 County Center, Redwood City, CA 94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper or general

circulation, printed in this county: The Examiner.
Date: 6/4/15
J.L. Grandsaert
Judge of the Superior Court
6/19, 6/26, 7/3, 7/10/15
SPEN-2766168#
EXAMINER - SAN MATEO WEEKLY

FICTITIOUS BUSINESS NAMES

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
The following person(s) has (have) abandoned the use of the fictitious business name pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is gUILTY of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
I/ Barbara J Duty, State Member
This statement was filed with the County Clerk of San Mateo County on June 15, 2015.
6/19, 6/26, 7/3, 7/10/15
CNS-2770126#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265768
The following person(s) is (are) doing business as: GUSANTO GARDEN, 522 Roosevelt Av., #2, Redwood City, CA 94061, County of San Mateo
Gustavo Martinez Agustin, 522 Roosevelt Av., #2, Redwood City, CA 94061
Edgar Morales, 623 Flynn Ave., Redwood City, CA 94063
This business is conducted by Copartners
The registrant(s) commenced to transact business under the fictitious business name or names listed above on I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Edgar Morales
This statement was filed with the County Clerk of San Mateo County on June 23, 2015
Mark Church, County Clerk
Bez De La Vega, Deputy Clerk
Original
7/3, 7/10, 7/17, 7/24/15
NPEN-2769261#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265461

The following person(s) is (are) doing business as: CALIFORNIA CARE FOR SENIORS, 780 Del Monte Ave., South San Francisco, CA 94080, County of San Mateo
Katherine Herran, 712 Haven Ave., S. San Francisco, CA 94060
Rowena Corvantes, 780 Del Monte Ave., S. San Francisco, CA 94080
This business is conducted by a General Partnership.
The registrant(s) commenced to transact business under the fictitious business name or names listed above on n/a. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Katherine Herran
This statement was filed with the County Clerk of San Mateo County on May 22, 2015.
Mark Church, County Clerk
Glenn S. Changlin, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2765404#
SAN FRANCISCO EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. A-0384958-00
Fictitious Business Name(s): Morning Sun Hotel, 68 St. St. San Francisco CA 94103, County of San Francisco
Registered Owner(s): Morning Sun Capital, LLC - CA, 68 St. St. San Francisco, CA 94103
The business is conducted by: A Limited Liability Company
The registrant commenced to transact business under the fictitious business name or names listed above on 5/21/2015
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is gUILTY of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
I/ Ferny Ching, Manager
Morning Sun Capital LLC
This statement was filed with the San Francisco County Clerk on May 21, 2015
NOTICE: In accordance with Subdivision (a) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 of the Business and Professions code, this Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 of the Business and Professions code, this Statement does not of itself expire. This Statement is in violation of the rights of another under federal, state, or common law (Section 14411 et seq., Business and Professions Code).
6/19, 6/26, 7/3, 7/10/15
NPEN-2768098#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265692
The following person(s) is (are) doing business as: 4SALESIGNS, 759 Upland Rd., Redwood City, CA 94062, County of San Mateo
David Plickham, 759 Upland Rd., Redwood City, CA 94062
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on n/a. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Ryan Zwiahlen
This statement was filed with the County Clerk of San Mateo County on June 15, 2015.
Mark Church, County Clerk
Bez De La Vega, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2784783#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265597
The following person(s) is (are) doing business as: JOINT BONNEVILLE TEAM, 541 Lakeview Way, Emerald Hills, Calif. 94062, County of San Mateo
Wayn "W" Phillips, 541 Lakeview Way, Emerald Hills, Calif. 94062
Betty Ann Phillips, 541 Lakeview Way, Emerald Hills, Calif. 94062
This business is conducted by married couple
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/29/2015
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Betty Ann Phillips
This statement was filed with the County Clerk of San Mateo County on June 15, 2015.
Mark Church, County Clerk
Glenn S. Changlin, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2764408#
EXAMINER - BOUTIQUE & VILLAGER

STATEMENT OF ABANDONMENT

OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) has (have) abandoned the use of the fictitious business name: Claude Consulting, LLC, 1416 28th Avenue, San Francisco, CA 94122, County of San Francisco
The fictitious business name was filed in the County of San Francisco on July 17, 2013 under Current File No. 0352450-00.
Claude Consulting LLC (CA), 1416 28th Avenue, San Francisco, CA 94122
This business was conducted by a limited liability company.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is gUILTY of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
I/ Andrea Moore, Sole Manager
This statement was filed with the County Clerk of San Francisco County on June 8, 2015.
6/19, 6/26, 7/3, 7/10/15
CNS-2764779#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265655
The following person(s) is (are) doing business as: 4SALESIGNS, 759 Upland Rd., Redwood City, CA 94062, County of San Mateo
David Plickham, 759 Upland Rd., Redwood City, CA 94062
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on n/a. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Ryan Zwiahlen
This statement was filed with the County Clerk of San Mateo County on June 15, 2015.
Mark Church, County Clerk
Bez De La Vega, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2784783#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265510
The following person(s) is (are) doing business as: LALAPOFOFO, 79 Jennings Lane, Atherton, CA 94027, County of San Mateo
Brandon Vaughan, 79 Jennings Ln., Atherton, CA 94027
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Brandon Vaughan
This statement was filed with the County Clerk of San Mateo County on June 15, 2015.
Mark Church, County Clerk
Glenn S. Changlin, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2761253#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265410

with the County Clerk of San Mateo County on June 15, 2015
Mark Church, County Clerk
Glenn S. Changlin, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2764425#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: HOMETOWN HEROES, 303 Grand Ave., South San Francisco, CA 94080
This statement was filed with the County Clerk of San Mateo County on June 15, 2015.
Mark Church, County Clerk
Bez De La Vega, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2764425#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265655
The following person(s) is (are) doing business as: MID PENINSULA MUSIC ACADEMY, 355 Topaz St., Redwood City, CA 94062, County of San Mateo
Ryan Zwiahlen, 355 Topaz St., Redwood City, CA 94062
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Ryan Zwiahlen
This statement was filed with the County Clerk of San Mateo County on June 5, 2015
Mark Church, County Clerk
Glenn S. Changlin, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2761253#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265410
The following person(s) is (are) doing business as: LALAPOFOFO, 79 Jennings Lane, Atherton, CA 94027, County of San Mateo
Brandon Vaughan, 79 Jennings Ln., Atherton, CA 94027
This business is conducted by an individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is gUILTY of a crime.)
I/ Brandon Vaughan
This statement was filed with the County Clerk of San Mateo County on June 15, 2015.
Mark Church, County Clerk
Glenn S. Changlin, Deputy Clerk
6/19, 6/26, 7/3, 7/10/15
NPEN-2761253#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 265410

GOVERNMENT

BUSINESS OPPORTUNITY Construction Management Services for Public Works Project

SAN MATEO COUNTY
The County of San Mateo Department of Public Works' Project Development and Design Section is inviting interested and qualified construction management services for the Crystal Springs Dam Bridge Replacement Project adjacent to Lower Crystal Springs Reservoir in the Unincorporated Areas of San Mateo County, Federal Aid Project No. BRLO-5935(053), County Project No. R1103.

The consultants shall provide services to include, but not limited to: project oversight, plans and specifications compliance, daily site inspections, project management, Storm Water Pollution Prevention Program (SWPPP) compliance by a Qualified SWPPP Practitioner (QSP), review submittals and schedules, claims analysis, cost control, oversight for the project's required material control project coordination with various stakeholders, and other various professional services.

The Request for Proposals has been posted on the Department's web site at: <http://www.projects.smcgov.org/CSD-B-Construction-Management-RFP>

Proposals packages may also be obtained by addressing inquiries to: County of San Mateo Department of Public Works Attn: Carter Chol and Gil Touré 555 County Center, 5th Floor Redwood City, California 94063.

Related questions should be directed to Carter Chol, or Gil Touré at the County of San Mateo Department of Public Works, Project Development and Design Section at (650) 363-4100 or at ccsb@smcgov.org. If your firm is interested and qualified to perform the requested services, please submit three (3) copies of your proposal no later than 4:00 PM on July 31, 2015, after Gil Touré, P.E., Principal Civil Engineer. 7/3, 7/8, 7/16, 7/23/15
SPEN-2769983#
EXAMINER - SAN MATEO WEEKLY

BUSINESS OPPORTUNITY Construction Management Services for Public Works Project

SAN MATEO COUNTY
The County of San Mateo Department of Public Works' Project Development and Design Section is inviting interested and qualified consultants to submit proposals for construction

**BOS
NOTICE REVIEW**

Legislative File No. 150584

Zoning - Interim Prohibition on Commercial Mergers in the
Proposed Calle 24 Special Use District

Initial: 

Initial: 

Date: _____

June 24, 2015

Publishing Logistics

10-Day Publish

Hearing Date: JUL 13

Notice Must be Submitted: Jun 26

Notice Must be Mailed: N/A

Notice Will Publish: JUL 3

New Order



Your Order is sent.

Customer Information

| | | | |
|----------------------|--|------------------|------------|
| Customer Name | S.F. BD OF SUPERVISORS (NON-CONSECUTIVE) | Master Id | 52704 |
| Address | 1 DR CARLTON B GOODLETT PL #244 | Phone | 4155547704 |
| City | SAN FRANCISCO | Fax | 4155547714 |
| State - Zip | CA - 94102 | | |

Product Information

Legal GOVERNMENT - GOVT PUBLIC NOTICE

Order Information

Attention Name AA

Billing Reference No.

Ad Description LU 071315 Interim Mort 150584

Sale/Hrg/Bid Date -

Special Instructions -

Orders Created

| Order No. | Newspaper Name | Publishing Dates | Ad | Price Description | Price | Ad Status |
|-----------|--|------------------|---|--|-----------------|-----------|
| 2768428 | SAN FRANCISCO EXAMINER 10%, CA Billed To: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES) Created For: CCSF BD OF SUPERVISORS (OFFICIAL NOTICES) | 07/03/2015 | Depth : 6.27" Lines : 76 | \$3.75 76 lines * 1 Inserts[\$285.00] \$ 10% set aside [\$-28.50] | \$256.50 | Sent |

| | | |
|-----------|----------------------------|--------------------------------|
| Order No. | Newspaper | View |
| 2768428 | SAN FRANCISCO EXAMINER 10% | View Ad In PDF |

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE JULY 13, 2015 -1:30 PM LEGISLATIVE CHAMBER, RM 250, CITY HALL 1 DR. CARLTON B. GOODLETT PLACE, SF, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 150584. Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code, Sections 65858, et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit

written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 10, 2015. Angela Calvillo, Clerk of the Board

**NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO LAND
USE AND TRANSPORTA-
TION COMMITTEE JULY
13, 2015 4:30 PM LEGIS-
LATIVE CHAMBER, RM
250, CITY HALL 1 DR.
CARLTON B. GOODLETT
PLACE, SF, CA**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 150584, Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code, Sections 65858, et seq.; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 10, 2015. Angela Calvillo, Clerk of the Board

From: Brooke Segaran [mailto:bsegaran@gmail.com]
Sent: Wednesday, June 03, 2015 3:58 PM
To: Cohen, Malia (BOS)
Cc: Tugbenyoh, Mawuli (BOS); Chan, Yoyo (BOS); Bruss, Andrea (BOS)
Subject: 24th St business restrictions / requesting 30-day rule

Hi Malia,

I'm writing in response to the legislation Supervisor Campos announced yesterday which would put a moratorium on retail mergers >799 sqft in the Mission's 24th St retail corridor. Supervisor Breed's office tells me that this legislation will most likely be sent to the land use committee, and that your office is on point for determining when the legislation will be discussed.

Open 24th has already driven a remarkable amount of community opposition to additional business restrictions in the area. A triple-digit number of residents sent letters to the land-use committee objecting to the concept before Campos even introduced legislation.

The public would best be served if a minimum of a 30-day hold was placed on this legislation. This would allow for adequate time for the public to learn about and respond to this legislation, which would have a material impact on a critical retail corridor for the neighborhood. The area in question is already suffering from double digit vacancy rates and unacceptable levels of crime.

I'd greatly appreciate it if your office could keep me informed about timing and process for this proposal.

Please let me know if you have any questions - I'm happy to discuss live.

Best,
Brooke

On Sat, May 9, 2015 at 3:18 PM Brooke Segaran <bsegaran@gmail.com> wrote:

Dear Members of the Land Use Committee:

I'm writing to let you know about Open 24th, an organization I recently founded. Our mission is to drive resident support of and investment in businesses in the Inner Mission's 24th St. retail corridor. **Open 24th is rallying grassroots opposition to upcoming legislation from Supervisor Campos which would create additional restrictions on the types of new businesses allowed to open in the area.**

Even though we only launched a few days ago, Open 24th has already driven over 40 passionate letters from residents throughout San Francisco expressing their strong opposition to additional new business restrictions in the area.

Open 24th's very strong request is that any business restrictions proposed by Supervisor Campos are subject to the 30-day rule. This week, Hillary Ronen, one of Campos' legislative aides, told me that the business restrictions would most likely be announced within the next 2 weeks as "interim controls" and would not be subject to the 30-day rule. These sorts of restrictions would be on par with a housing moratorium. They would have a meaningful impact on the neighborhood. As such, it is only fair that the entire community is given appropriate time to learn about and respond to the proposal before a decision is made. To date, very little information has been publicly shared about the specifics of the proposal except on [Calle24's website](#) and in a [San Francisco Business Times article](#).

I know you've received numerous letters explaining why further restrictions on businesses on 24th Street would be unnecessary and harmful. [Open 24th's website](#) also has details. What you may be more interested in at this point is a bit of context. I have lived in SF since 2007, and on 24th Street since 2011. My husband and I are very committed to the neighborhood, and I have a particular passion for supporting small businesses. I specialized in this at eBay, and I was raised by a single mother who ran a small auto insurance agency to provide for me and my brother.

A few months ago, I started investigating ways to better support small businesses in my immediate neighborhood. My initial focus was exploring how resident investment could improve access to capital for new and existing businesses. But as I learned about the business environment in the neighborhood, it became clear that engaging in the legislative process was a "must do." I was frankly quite surprised to learn that further restrictions on new businesses would even be considered for the neighborhood given the number of empty storefronts and the existing conditional use process. As I spoke with others, it became clear that they shared similar concerns and that Calle24's proposals were not representative of the needs or desires of the entire resident or business community. Hence Open 24th's initial focus on organizing grassroots opposition to any additional new business restrictions.

I am hopeful that as a City we can come together to develop creative, practical ways to address the need for more affordable and market-rate housing, and for preserving the art and cultural traditions that are an important part of the Mission's character. But preventing new small businesses from coming into the neighborhood will not help existing businesses. Instead, it will lead to more empty storefronts, fewer jobs, reduced

safety, and unmet resident needs.

I would welcome the opportunity to personally meet with any of you to discuss this important issue. Thank you very much for your attention to this matter, and to your consideration of the request to ensure that any proposed business restrictions are given appropriate time for full community input.

Best,
Brooke Segaran
415-519-7508
2431 24th St.
San Francisco, CA 94110

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *EL* Mayor Edwin M. Lee *EW*
RE: Zoning - Interim Prohibition on Commercial Mergers in the Proposed Calle
24 Special Use District
DATE: June 2, 2015

Attached for introduction to the Board of Supervisors is an Urgency Ordinance approving an interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to Bartlett Street, as well as certain additional adjacent lots, for 45 days in accordance with California Government Code Sections 65858 et seq.; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Please note this item is co-sponsored by Supervisor Campos.

I respectfully request a waiver of the 30-day hold on this resolution, and the scheduling in Land Use & Economic Development Committee.

Should you have any questions, please contact Nicole Elliott (415) 554-7940.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
JUN 02 - 2 PM 4:25
R

