

BOARD of SUPERVISORS



City Hall
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Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: October 21, 2024

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, October 22, 2024

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, October 22, 2024. This resolution was acted upon during the Land Use and Transportation Committee meeting on Monday, October 21, 2024, at 1:30 p.m., by the votes indicated.

BOS Item No. 27

File No. 240909

[Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts]

Resolution imposing interim zoning controls for an 18-month period to require conditional use authorization prior to replacing a Legacy Business in Neighborhood Commercial Districts and Neighborhood Commercial Transit Districts, and the Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.

RECOMMENDED AS COMMITTEE REPORT

Vote: Supervisor Myrna Melgar – Aye
Supervisor Dean Preston – Aye
Supervisor Aaron Peskin – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 230909

Committee Item No. 2

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 21, 2024

Board of Supervisors Meeting:

Date: October 22, 2024

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Correspondence

OTHER

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Small Business Commission Memo – September 24, 2024</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CEQA Determination – October 17, 2024</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Hearing Notice – October 1, 2024</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Committee Report Request Memo – October 16, 2024</u>
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Prepared by: John Carroll

Date: October 18, 2024

Prepared by: John Carroll

Date: October 21, 2024

Prepared by:

Date:

1 [Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts]

2
3 **Resolution imposing interim zoning controls for an 18-month period to require**
4 **conditional use authorization prior to replacing a Legacy Business in Neighborhood**
5 **Commercial Districts and Neighborhood Commercial Transit Districts, and the**
6 **Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential**
7 **Neighborhood Commercial Districts; affirming the Planning Department's**
8 **determination under the California Environmental Quality Act; and making findings of**
9 **consistency with the eight priority policies of Planning Code, Section 101.1.**

10
11 WHEREAS, Planning Code, Section 306.7, authorizes the Board of Supervisors to
12 impose interim zoning controls to allow time for the orderly completion of a planning study and
13 for the adoption of appropriate legislation, which are necessary to ensure that the legislative
14 scheme that may be ultimately adopted is not undermined during the planning and legislative
15 process by the approval or issuance of permits authorizing changes of use that could conflict
16 with that scheme; and

17 WHEREAS, The City of San Francisco created the Legacy Business Registry to
18 preserve, and support longstanding, community-serving businesses that so often serve as
19 valuable cultural assets; and

20 WHEREAS, A "Legacy Business" is a business than has been nominated by the Board
21 of Supervisors or the Mayor and publicly evaluated by the Small Business Commission and
22 the Historic Preservation Commission, to ensure that it has operated in the City for 30 years
23 or more, has contributed to the neighborhood's history and/or the identity of a particular
24 neighborhood or community, and is committed to maintaining the physical features or
25

1 traditions that define the business, including craft, culinary, or art forms; businesses operating
2 for 20 years or more may qualify if they are at risk of displacement; and

3 WHEREAS, Legacy Businesses, by virtue of their long-term presence in their
4 communities, contribute to the unique character, history, identity, and vibrancy of San
5 Francisco neighborhoods; acknowledging their long-term success helps to stabilize and
6 preserve the economic viability of these neighborhood commercial corridors; and

7 WHEREAS, Legacy Businesses serve as valuable cultural assets, are often the
8 bedrock of local neighborhoods, and in some cases draw tourists from around the world; and

9 WHEREAS, Numerous recent changes to state law granting planning waivers,
10 streamlining approvals, and creating rezoning mandates may encourage the redevelopment
11 of structures in neighborhood commercial districts, thereby putting the long-term economic
12 viability of all neighborhood serving businesses, and especially Legacy Businesses, at risk;
13 and

14 WHEREAS, The interim controls established by this Resolution will allow time for the
15 orderly completion of a planning study and for the adoption of appropriate legislation that
16 supports the cultural and economic diversity in San Francisco's neighborhood commercial
17 districts, particularly by supporting Legacy Businesses; and

18 WHEREAS, The Board of Supervisors (Board) has considered the impact on the public
19 health, safety, peace, and general welfare if these interim controls are not imposed; and

20 WHEREAS, The Board has determined that the public interest will best be served by
21 imposition of these interim controls to ensure that the legislative scheme which may be
22 ultimately adopted is not undermined during the planning and legislative process for
23 permanent controls; and

24 WHEREAS, The Board finds that these interim controls are consistent with the Priority
25 Policies set forth in Planning Code, Section 101.1, because by requiring conditional use

1 authorization prior to a change in use or demolition of a Legacy Business in San Francisco's
2 Neighborhood Commercial Districts, these interim controls will preserve and enhance existing
3 neighborhood-serving uses and will conserve and protect the cultural and economic diversity
4 of those neighborhoods; and

5 WHEREAS, The Planning Department has determined that the actions contemplated in
6 this Resolution comply with the California Environmental Quality Act (California Public
7 Resources Code, Sections 21000 et seq.); Said determination is on file with the Clerk of the
8 Board of Supervisors in File No. 240909 and is incorporated herein by reference; the Board
9 affirms this determination; now, therefore, be it

10 RESOLVED, That notwithstanding any provision of Article 7 or Article 8 of the Planning
11 Code, where an immediately prior use was a Legacy Business, as defined under
12 Administrative Code, Section 2A.242, any new Non-Residential Use shall require a conditional
13 use authorization; this requirement shall not apply where: (A) the subject non-residential
14 space has had no occupant and has not been open to the public for three or more years from
15 the date the application for the new use is filed, or (B) the Legacy Business has removed itself
16 or has been otherwise removed from the Legacy Business Registry; and, be it

17 FURTHER RESOLVED, That these interim controls shall apply in the following
18 Neighborhood Commercial Districts, Named Neighborhood Commercial Districts,
19 Neighborhood Commercial Transit Districts and Named Neighborhood Commercial Transit
20 Districts, as well as the Chinatown Community Business, Chinatown Visitor Retail, and
21 Chinatown Residential Neighborhood Commercial Districts:

22 Sec. 710 NC-1 – Neighborhood Commercial Cluster District;

23 Sec. 711. NC-2 – Small-Scale Neighborhood Commercial District.

24 Sec. 712. NC-3 – Moderate-Scale Neighborhood Commercial District.

25 Sec. 714. Broadway Neighborhood Commercial District.

- 1 Sec. 715. Castro Street Neighborhood Commercial District.
- 2 Sec. 716. Inner Clement Street Neighborhood Commercial District.
- 3 Sec. 717. Outer Clement Street Neighborhood Commercial District.
- 4 Sec. 718. Upper Fillmore Street Neighborhood Commercial District.
- 5 Sec. 719. Haight Street Neighborhood Commercial District.
- 6 Sec. 720. Excelsior Outer Mission Neighborhood Commercial District.
- 7 Sec. 721. Japantown Neighborhood Commercial District.
- 8 Sec. 722. North Beach Neighborhood Commercial District.
- 9 Sec. 724. Sacramento Street Neighborhood Commercial District.
- 10 Sec. 725. Union Street Neighborhood Commercial District.
- 11 Sec. 727. Lakeside Village Neighborhood Commercial District.
- 12 Sec. 728. 24th Street – Noe Valley Neighborhood Commercial District.
- 13 Sec. 729. West Portal Avenue Neighborhood Commercial District.
- 14 Sec. 730. Inner Sunset Neighborhood Commercial District.
- 15 Sec. 731. Noriega Street Neighborhood Commercial District.
- 16 Sec. 732. Irving Street Neighborhood Commercial District.
- 17 Sec. 733. Taraval Street Neighborhood Commercial District.
- 18 Sec. 734. Judah Street Neighborhood Commercial District.
- 19 Sec. 735. Inner Balboa Street Neighborhood Commercial District.
- 20 Sec. 736. Outer Balboa Street Neighborhood Commercial District.
- 21 Sec. 737. Bayview Neighborhood Commercial District.
- 22 Sec. 738. Cortland Avenue Neighborhood Commercial District.
- 23 Sec. 739. Geary Boulevard Neighborhood Commercial District.
- 24 Sec. 740. Mission Bernal Neighborhood Commercial District.
- 25 Sec. 741. San Bruno Avenue Neighborhood Commercial District.

1 Sec. 742. Cole Valley Neighborhood Commercial District.
2 Sec. 743. Lower Haight Street Neighborhood Commercial District.
3 Sec. 744. Lower Polk Street Neighborhood Commercial District.
4 Sec. 745. Inner Taraval Street Neighborhood Commercial District.
5 Sec. 750. NCT-1 – Neighborhood Commercial Transit Cluster District.
6 Sec. 751. NCT-2 – Small-Scale Neighborhood Commercial Transit District.
7 Sec. 752. NCT-3 – Moderate-Scale Neighborhood Commercial Transit District.
8 Sec. 753. SoMa Neighborhood Commercial Transit District.
9 Sec. 755. Ocean Avenue Neighborhood Commercial Transit District.
10 Sec. 756. Glen Park Neighborhood Commercial Transit District.
11 Sec. 757. Folsom Street Neighborhood Commercial Transit District.
12 Sec. 759. Divisadero Street Neighborhood Commercial Transit District.
13 Sec. 760. Fillmore Street Neighborhood Commercial Transit District.
14 Sec. 761. Hayes-Gough Neighborhood Commercial Transit District.
15 Sec. 762. Valencia Street Neighborhood Commercial Transit District.
16 Sec. 763. 24th Street – Mission Neighborhood Commercial Transit District.
17 Sec. 764. Upper Market Street Neighborhood Commercial Transit District.
18 Sec. 810. Chinatown Community Business District.
19 Sec. 811. Chinatown Visitor Retail District.
20 Sec. 812. Chinatown Residential Neighborhood Commercial District; and, be it

21 FURTHER RESOLVED, That these interim controls shall remain in effect for 18
22 months from the effective date of this Resolution, or until the adoption of permanent legislation
23 that addresses and protects the cultural impacts of Legacy Businesses in San Francisco's
24 neighborhoods, and their importance to the City's history, whichever first occurs; and, be it
25

FURTHER RESOLVED, That the Planning Department shall provide reports to the Board pursuant to Planning Code, Section 306.7(i).

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

By: /s/
AUDREY PEARSON
Deputy City Attorney

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CITY AND COUNTY OF SAN FRANCISCO
LONDON BREED, MAYOR

OFFICE OF SMALL BUSINESS
DIRECTOR KATY TANG

September 24, 2024

Ms. Angela Calvillo, Clerk of the Board
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: BOS File No. 240909 – Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts - Support with Recommendations

Dear Ms. Calvillo,

On September 23, 2024 the Small Business Commission (the Commission) heard BOS File No. 240909 – Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts. Nate Horell, Legislative Aide to President Peskin, presented the legislation.

The legislation requires a Conditional Use Authorization in order to replace a space formerly occupied by a Legacy Business in most neighborhood commercial districts citywide. A Conditional Use Authorization requires public noticing and a public hearing at the Planning Commission, along with higher permit fees.

The Commission had a robust conversation about the importance of preserving Legacy Businesses and the best strategies to do so. Commissioners noted that while this proposal may deter property owners from evicting Legacy Business tenants, it may also have unintended consequences. A Conditional Use Authorization may deter new businesses from opening in spaces that were formerly occupied by Legacy Businesses, which may result in lengthier commercial vacancies. Additionally, the burden of going through a Conditional Use Authorization process would be placed on the business trying to open in such a space. Given that the legislation authorizes interim zoning controls, the Commission encourages the Sponsor and Planning Department to assess its impact when the interim period closes and to collaborate on alternative solutions to better support Legacy Businesses.

The Commission made two suggestions to the Legislative Sponsor:

- Allow a Legacy Business to take over a space that was formerly occupied by a different Legacy Business without requiring a Conditional Use Authorization
- Explore the idea of requiring property owners to offer Legacy Business tenants the first right of refusal to return to their building if the business faces displacement.

Thank you for considering the Commission's recommendations. Please feel free to contact me should you have any questions.



CITY AND COUNTY OF SAN FRANCISCO
LONDON BREED, MAYOR

OFFICE OF SMALL BUSINESS
DIRECTOR KATY TANG

Sincerely,

A handwritten signature in blue ink that reads "Katy Tang". The signature is written in a cursive, flowing style.

Katy Tang
Director, Office of Small Business

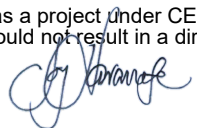
BOARD of SUPERVISORS



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MEMORANDUM

Date: September 25, 2024
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 240909
Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
- ☒ Ordinance / Resolution Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
☐ Ballot Measure 10/17/2024 
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
- ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
- ☐ Landmark (*Planning Code, Section 1004.3*)
- ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
- ☐ Mills Act Contract (*Government Code, Section 50280*)
- ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

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NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's 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, October 21, 2024

Time: 1:30 p.m.

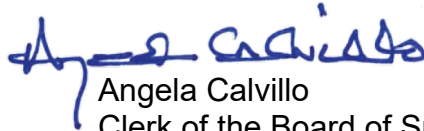
Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 240909.** Resolution imposing interim zoning controls for an 18-month period to require conditional use authorization prior to replacing a Legacy Business in Neighborhood Commercial Districts and Neighborhood Commercial Transit Districts, and the Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with 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. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, October 18, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org) ~ (415) 554-4445)

A handwritten signature in blue ink, appearing to read "Angela Calvillo", with a stylized flourish at the end.

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:bjj:ams

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EXM# 3857424

EXM-3857424#

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT Hearing - October 21, 2024 - File No. 240909

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/29/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$594.99
Set aside for CCSF Outreach Fund	\$59.50
Clearinghouse Service Charge	\$89.25
Total	\$743.74

**NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO LAND
USE AND TRANSPORTA-
TION COMMITTEE**
**MONDAY OCTOBER 21,
2024 - 1:30 PM Legislative
Chamber, Room 250, City
Hall 1 Dr. Carlton B.
Goodlett Place, San
Francisco, CA 94102**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's 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. 240909, Resolution imposing interim zoning controls for an 18-month period to require conditional use authorization prior to replacing a Legacy Business in Neighborhood Commercial Districts and Neighborhood Commercial Transit Districts, and the Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with 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. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, October 18, 2024. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org) - (415) 554-4445)



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MYRNA MELGAR

DATE: October 16, 2024

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, October 22, 2024.

File No. 240909

**Interim Zoning Controls - Legacy Businesses in Neighborhood
Commercial Districts**

Sponsors: Peskin; Chan, Preston, Walton and Ronen

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, October 21, 2024.

From: [Brian Nachreiner](#)
To: [Carroll, John \(BOS\)](#)
Subject: "Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts" File No. 240909
Date: Monday, October 21, 2024 1:24:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello John,

As a legacy small business owner, I find this legislation incredibly important and want to express my support for the measure.

Since Covid restrictions have lifted I have personally noticed a rebound in the shoppers and patrons of local, small, and neighborhood businesses. While downtown and the city center may be struggling the neighborhood where locals and residents live, and shop is thriving.

I believe it is important to protect the fabric of those communities. Legacy businesses have been the backbone of other small and local businesses being able to pop up and survive. I consider them the "anchor tenants" in the neighborhoods like those in a large mall or shopping complex. We've seen first-hand how when they depart from the area other small and micro businesses follow suit.

I hope to see this legislation pass in the near future.

All my best,

Brian Nachreiner
Co-Owner
VIP Grooming
4299 24th Street
O: (415) 282-1393
C: (605) 651-3823

From: [Pete Mulvihill](#)
To: [Carroll, John \(BOS\)](#)
Subject: File 240909
Date: Monday, October 21, 2024 12:09:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

On behalf of the three bookstores I own in San Francisco, I am writing in strong support of the Interim Zoning Controls that seek to preserve Legacy Businesses in commercial corridors.

Locally owned small businesses are the backbone of San Francisco's economy; they are a huge part of what makes SF unique; they provide more economic return to the community and city than chain stores and formula retailers; and they serve locals and tourists alike.

On behalf of my bookstores and my UFCW Local 5 employees, we urge the board to support Supervisor Peskin's Interim Zoning Controls. Shop Local First!

Respectfully

--

Pete Mulvihill, co-owner

Green Apple Books
506 Clement Street
San Francisco, CA 94118
(415) 603-4065 (office)
(415) 387-2272 (store)
greenapplebooks.com



From: [Marilyn Chase](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support for La Mediterranee
Date: Monday, October 21, 2024 11:14:38 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

The legacy of Cafe La Mediterranee is woven into the history of Fillmore Street over many decades. As a resident of San Francisco since 1976, I have enjoyed dining at “La Med” with my husband, our parents, children and grandchildren — four generations — for memorable lunches, dinners or simply a glass of wine, or late-night dessert and coffee. The food is authentic, artful and affordable.

As San Franciscans, we must insist that the soul of this wonderful district not be sacrificed to cookie-cutter upscaling by investors.

Please insist that La Med’s lease be renewed on a financially feasible basis. A mix of businesses offering goods and services at a range of price points is critical for a healthy and vibrant and inclusive city.

Saving the Fillmore must be a project we consider address by address, or lose the city we love.

Thank you for your consideration.

Best wishes,
Marilyn Chase
75 Marcela Avenue
San Francisco, CA 94116
chase.marilyn@gmail.com

From: [Marichris Nario](#)
To: [Carroll, John \(BOS\)](#)
Subject: La Méditerranée on Fillmore
Date: Monday, October 21, 2024 11:13:49 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing to participate in the lease negotiation process for the La Mediterranee on Fillmore St. I worked in the neighborhood for almost 10 years and have always gone to La Med for lunches. I have also very fond memories of friends and family in the restaurant. Since leaving my job in Pac heights, I have ordered from La Med several times as they not only serve excellent dishes but also because of the nostalgic aspect their food brings.

It is a shame to see that new building landlords are forcing this lovely restaurant out. It is inexcusable and is another example of the precedent the city's rich population has fostered. We live in San Francisco because of culture and architecture and small shops that bring us joy and memories. We do not want to live in a city filled with square cold buildings developed by the wealthy.

Please do not allow La Med to close! Please protect the long-term residents and tenants of San Francisco.

From: [T.Flandrich](#)
To: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [MelgarStaff \(BOS\)](#); [Horrell, Nate \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Item #2 240909 [Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts] IN SUPPORT
Date: Monday, October 21, 2024 10:10:18 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

20. October 2024

Dear Chair Melgar, Vice-Chair Preston, President Peskin,

I am writing to urge you to support this ordinance today. The existing protections for Legacy Businesses are inadequate in preserving and supporting our neighborhood cornerstones.

We are seeing yet again, a surge in speculation. Speculators are using the term "revitalization" which actually means and results in just the opposite, namely "destruction": exorbitant rent increases, eviction and demolition. You know, we know, how speculation works and the harm this has caused our communities when we lose our anchor businesses to outside investors-those who serve only their own self-interest, seek only massive profit rather than actually contributing to our communities.

What is particularly shameful is the current situation of a local resident practicing the very same pattern along the Fillmore corridor.

Investment in San Francisco should not mean the

destruction of San Francisco. Given the current climate, there is an urgency to get these protections strengthened and in place immediately.

Please pass this ordinance today and send to the full board with a positive recommendation. Thank you for your consideration.

Theresa Flandrich
North Beach Tenants Committee

From: [Carroll, John \(BOS\)](#)
To: [Victoria](#)
Cc: information@cafelamedsf.org; [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: The Legacy Business Protection Ordinance - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 10:44:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240909](#)

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Victoria <victoria@hihosilver.com>
Sent: Sunday, October 20, 2024 11:16 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: information@cafelamedsf.org
Subject: The Legacy Business Protection Ordinance

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of this ordinance, specifically as it will help protect La Mediterranee restaurant on Fillmore. I not only live in the Fillmore but also have a small shop as well, and I find it deeply concerning that a monied group can come into our neighborhood and oust a historic member of our community. The pandemic affected so many businesses in our neighborhoods, we need to do everything possible to help protect those who actually made it through!

Victoria Dunham

Hi Ho Silver San Francisco

1904 Fillmore Street

San Francisco, CA 94115

From: [Carroll, John \(BOS\)](#)
To: "Bill M"
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: The Legacy Business Protection Ordinance - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 10:44:00 AM
Attachments: [image001.png](#)

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From: Bill M <billjj13@gmail.com>
Sent: Monday, October 21, 2024 9:47 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: The Legacy Business Protection Ordinance

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I want to encourage the passage of [The Legacy Business Protection Ordinance](#). La Med has been an outstanding local restaurant for the 20 years I have lived here.

It is a true 'local' place, on a first name basis with the always local staff. While all have a right to buy retail properties, long term tenants should have a right to renewal of leases at some negotiated price. The local area is becoming a tourist trap rather than part of a resident neighborhood, and the current buy out of long existing restaurants for an unknown purpose is concerning.

Bill Marlow

2190 Washington St

sf 94109

415-202-8523

From: [Carroll, John \(BOS\)](#)
To: [Alice Rose](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Thoughts to share on the Legacy Business Protection Ordinance - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 10:44:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

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From: Alice Rose <alicerose@gmail.com>

Sent: Sunday, October 20, 2024 8:36 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Thoughts to share on the Legacy Business Protection Ordinance

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi John,

I'm writing in support of the Legacy Business Protection Ordinance being discussed on Oct. 21 at 1:30pm. I cannot attend, but hope you can share my thoughts with the Committee.

Legacy businesses make up the very fabric of San Francisco and are a key reason people live in and visit this beautiful city. I am a San Francisco resident and am deeply concerned about the recent news that a new landlord is trying to oust beloved legacy business and irreplaceable neighborhood gem, La Mediteranee.

This restaurant is more than just a restaurant to me, it is a treasure trove of happy memories and community spirit. My husband and I have enjoyed countless Monday lunch dates at La Med. It's one of our absolute favorite traditions and the best way to start the week. The team is always so welcoming and kind -- treating us as friends, not just customers. They even bring out crudite for the dip instead of pita bread as they know I have a bad gluten intolerance. This small, thoughtful gesture means the world.

We are so lucky to have La Med in our neighborhood and couldn't imagine it not being there. It is the first restaurant we want to bring friends and family to when they visit, it's the first place we think of when it's takeout night, and it's the place we raise a wave and a smile to when we walk down the street. It means so much to us, as it does to so many others.

Knowing La Med's future hangs in the balance and that other legacy businesses could face the same threat is devastating. These businesses deserve our protection. They are core to what makes San Francisco so special. They are a testament to this city's fortitude, creativity, and passion. I hope you agree that these businesses and all the good they bring to our community must be safeguarded and preserved.

Kind regards,
Alice

From: [Carroll, John \(BOS\)](#)
To: [Info T](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 10:43:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240909](#)

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From: Info T <info@oceancyclery.com>
Sent: Monday, October 21, 2024 9:49 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: File 240909

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning Committee Clerk John Carroll,

We as owners of a Legacy Business in the City of SF are in support of File 240909

Which is presented at today's Land Use meeting (10/21/2024)

We hope our comments can be added.

Jeff and Sabine Taliaferro

Owners of the Legacy Business Ocean Cyclery

--



1935 Ocean Avenue

San Francisco, CA 94127

Tel 415-239-5004

info@oceancyclery.com

Please check our web-site for the most current store hours

From: [Carroll, John \(BOS\)](#)
To: dianataylor50@gmail.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: FW: Support for BOS File 240909 (Legacy Businesses) Land Use & Transportation Committee 21Oct2024 - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:31:00 AM
Attachments: [BOS file 240909 Legacy Business BCNA letter-Support 21Oct2024.pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

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From: dianataylor50@gmail.com <dianataylor50@gmail.com>
Sent: Saturday, October 19, 2024 7:36 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>; Horrell, Nate (BOS) <nate.horrell@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>
Subject: Support for BOS File 240909 (Legacy Businesses) Land Use & Transportation Committee 21Oct2024

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sources.

Supervisors Peskin, Melgar & Preston,

Please find attached letter in support of the Legacy Business legislation(File 240909) being heard in the Land Use Committee on Monday, October 21, 2004.

Thank you for your consideration,

Regards,

On behalf of the Barbary Coast Neighborhood Association

Diana Taylor

President, Barbary Coast Neighborhood Association

P.O. Box 2045

San Francisco, CA 94126

(415) 517.6926

Email: dianataylor50@gmail.com

<http://www.bcnasf.org/>



BARBARY COAST NEIGHBORHOOD ASSOCIATION

BCNA
PO Box 2045
San Francisco, CA 94126
BCNA@bcnasf.org
www.bcnasf.org

October 18, 2024

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Via Email

Honorable Supervisor Myrna Melgar
Honorable Supervisor Dean Preston
Honorable Supervisor Aaron Peskin, Board President

Subject: Support for BOS File 240909 (Legacy Businesses). Land Use and Transportation Committee, October 21, 2024

Dear President Peskin, Honorable Members Melgar and Preston:

This proposed legislation requires a Conditional Use Authorization to replace a space formerly occupied by a Legacy Business in most neighborhood commercial districts citywide. A Conditional Use Authorization requires public noticing and a public hearing at the Planning Commission.

Numerous changes to state laws concerning new housing construction are forcing dramatic changes to San Francisco's rules. Those changes include granting planning waivers, streamlining approvals, and creating rezoning mandates. Encouraging widespread redevelopment in neighborhood commercial districts likely puts at risk the long-term economic viability of many neighborhood serving businesses, especially Legacy Businesses.

The goal of this legislation is to establish interim controls. This will allow time to undertake the appropriate planning studies and adopt legislation supporting the cultural and economic diversity in our neighborhood commercial districts.

BCNA supports this legislation, which will help preserve small business viability in a changing landscape. Legacy Businesses offer a familiar and stabilizing presence in their communities. They contribute to the unique character, history, identity, and vibrancy of a neighborhood as well as serving as valuable cultural assets. Their success is critical to preserving the diverse character of our neighborhood commercial corridors.

Sincerely,

Diana Taylor

Diana Taylor
President, BCNA

Cc: John Carroll (John.Carroll@sfgov.org)
Nate Horrell (nate.horrell@sfgov.org)

From: [Carroll, John \(BOS\)](#)
To: [Donna Gothelf](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Hearing --- In support of La Mediterranee - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:30:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240909](#)

John Carroll
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(415)554-4445



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From: Donna Gothelf <dgothelf@sbcglobal.net>
Sent: Friday, October 18, 2024 3:43 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Hearing --- In support of La Mediterranee

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

I am writing in support of La Med to HOPEFULLY remain in its location..
I have lived in Pac Heights for 25 years and for another 25 in Presidio Hts.

During my entire residency, la Med has always been there to serve wholesome quality food at very reasonable prices to the neighborhood even as it changed ownership, even as COVID tried to shut its doors. Vanick and Levon have tirelessly worked to make sure their staff and customers are happy.

It is a cornerstone of the community helping Fillmore St. to retain its special quality. This business enhances the neighborhood and helps provide a constant sense of community to the many diners.

La Med has never given up on the neighborhood. Why would such a legacy be disregarded?

Thank you for your consideration,

Donna Gothelf

From: [Carroll, John \(BOS\)](#)
To: [Kathy Lipscomb](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: La Maditerranee - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:30:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

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From: Kathy Lipscomb <kathylipscomb2@gmail.com>
Sent: Saturday, October 19, 2024 4:27 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: La Maditerranee

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

I would like this message to be transmitted to the SF Land Use Committee meeting on Monday,

October 21, 2014 re: strongly encouraging the landlord of the above restaurant to quickly

renew its lease so it can survive and continue to serve its unique, wonderful food.

It should be protected as a legacy business and and continue be a beloved fixture in the neighborhood as it is today.

Thank you for your attention to the desires of the community.

Sincerely,

Kathy Lipscomb

From: [Carroll, John \(BOS\)](#)
To: [Margaret Bidegainberry](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: La Mediterranee - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:30:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

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-----Original Message-----

From: Margaret Bidegainberry <mag26th@gmail.com>
Sent: Friday, October 18, 2024 2:56 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: La Mediterranee

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Mr Carroll,

I started working at 2155 Webster street (the former dental school) in 1983. I retired from the 2100 Webster street building in 2020. La Mediterranee restaurant has been a go to restaurant for the 37 years I worked in the neighborhood and continues to be a gathering place with friends. My former office caters our monthly staff meetings from this restaurant also, and has done so for the 37 years I worked there.

What a devastating blow to the neighborhood that supports this business.
Please fight for this business to stay open.

Thank you
Margaret Bidegainberry
Sent from my iPad

From: [Carroll, John \(BOS\)](#)
To: [Sunni Petersen](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Protection for Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:28:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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From: Sunni Petersen <sunni.petersen@gmail.com>
Sent: Friday, October 18, 2024 11:29 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Subject: Protection for Legacy Businesses

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I support the Legacy Business protection. These businesses are institutions within the city keeping its character and feel. Many represent why people visit SF. It keeps us from being another cookie-cutter city. In addition, the residents, including me, use these facilities regularly.

One such is South Beach Yacht Club, in its location for 35 years and awarded Legacy Business status. We have been in the location next to Oracle Park in the Harbormaster's Office. Not only do we serve our membership, which is open to all, South Beach Yacht Club is the sponsor of Bay Area Association of Disabled Sailors (BAADS), and an active Youth Sailing Program coupled with a Foundation that works with the Boys & Girls Clubs to offer scholarships to learn sailing on our small boat program. We also bring residents of the city onto the water with our weekend dinghy rentals. Many of our members are residents of San Francisco and have boats in the harbor, paying property taxes on everything from their homes, to their boats, to the slip taxes.

Sincerely,
Sunni Petersen
1050 North Point St, 509
San Francisco CA 94109

Please vote to support protections for Legacy Businesses.

--

Suni Petersen, Ph.D.

Professor Emeritus

Fulbright Scholar Specialist

Founder: Listening to Dragonflies:

www.listeningtodragonflies.com

From: [Carroll, John \(BOS\)](#)
To: [WCC](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Protection of SF legacy businesses - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:28:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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From: WCC <ccgawe@gmail.com>
Sent: Sunday, October 20, 2024 11:49 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Protection of SF legacy businesses

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm writing to express my support for the "Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts" legislation. It is extremely important for historic, cultural, community and educational reasons to protect and preserve SF's legacy businesses.

Thank you,

W.C. Chen

SF resident in 94105

From: [Carroll, John \(BOS\)](#)
To: [marianna.coolidge](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Save La Mediterranee - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:28:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240909](#)

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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-----Original Message-----

From: marianna.coolidge <marianna_coolidge@yahoo.com>

Sent: Friday, October 18, 2024 10:47 AM

To: Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Save La Mediterranee

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I have been going to this charming Fillmore location since the late 80's when I moved to San Francisco. It creates a warm and welcoming atmosphere where people visit and dine on delicious healthy food that's reasonably priced. The neighborhood is losing some of the places that make it great and unique. This legacy business has soul and is a great spot for a post shopping nosh. Please let's keep this for future generations.

Thank you,

Marianna Coolidge

Sent from my Phone

From: [Carroll, John \(BOS\)](#)
To: ["David Snyder"](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts (240909) - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:28:00 AM
Attachments: [image001.png](#)

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I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

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From: David Snyder <dsnyder2000@yahoo.com>
Sent: Friday, October 18, 2024 11:41 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support for Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts (240909)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please note my support for the **Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts** resolution.

I moved to an apartment at Sutter & Octavia in San Francisco in 1977 and soon after discovered the shopping district on Fillmore Street. I became an enthusiastic customer of the restaurant La Méditerranée and have been dining there whenever I can for 45 years, even though I no longer live nearby. My wife and I often bring out-of-town visitors there as a special treat.

Recently, I learned that their landlord is refusing to talk with the restaurant owners about extending their lease. I would encourage the City and County of San Francisco to take note and undertake measures to help treasured businesses like La Méditerranée to survive. Losing La Méditerranée would diminish the city by erasing a wonderful restaurant that contributes to the special character of San Francisco.

Sincerely,
David Snyder
415-378-4160

From: [Carroll, John \(BOS\)](#)
To: [shila clement](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for la Med - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:28:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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-----Original Message-----

From: shila clement <shilaclement@gmail.com>
Sent: Sunday, October 20, 2024 5:31 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support for la Med

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a strong supporter of the restaurant on Fillmore called La Med. it is our go to for taking friends and houseguests. Their food is typically southern Europe and is most delicious.

I'm not sure what has happened to storefront after storefront on Fillmore but from the press I gather a wealthy tech guy has bought up major blocks on both sides of Fillmore street from about Clay south for several blocks. As the person who sought donations from our wonderful restaurants and bakeries along this corridor, La Med was always on board.

Lafayette Park has had for at least a dozen years a park social bringing community together at our park.

I want to add my comments and vote in keeping La Med on Fillmore Street as they've been for many a year. We are hoping for many long term tenants along the street to not have to leave our neighborhood.

Sincerely,

Shila Clement

Chair, Cleaning and Greening, Lafayette Park Chair, Lafayette Park Fall Social Sent from my iPhone

From: [Carroll, John \(BOS\)](#)
To: [joan oconnor](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for La Mediterranee on Fillmore - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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-----Original Message-----

From: joan oconnor <janddoc@yahoo.com>
Sent: Sunday, October 20, 2024 10:36 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support for La Mediterranee on Fillmore

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

I'm writing to urge you to encourage the Land Use committee to pass the Legacy Business Protection Ordinance.

I'm particularly eager for La Mediterranee to have every support possible to ensure its continued success on Fillmore Street.

I have lived in the neighborhood for 45 years and have enjoyed hundreds of meals there. And as a former small business owner in the Fillmore neighborhood I worked with Levan Bedrosian, owner of La Med, on neighborhood events. He is a fantastic business owner and neighbor, and an incredible asset to the community.

As San Francisco struggles to regain its former reputation among locals and visitors, we need to support and lift up neighborhood legacy businesses. Please support Levan and his team in every way as they try and renew their lease.

Thank you.

Sincerely,
Joan O'Connor
Former small business owner
And current resident of Pacific Heights

Sent from my iPhone

From: [Carroll, John \(BOS\)](#)
To: [Fran Ferrucci](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for Legacy Business Protection Ordinance - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

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From: Fran Ferrucci <franferrucci@yahoo.com>
Sent: Sunday, October 20, 2024 9:51 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support for Legacy Business Protection Ordinance

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear SF.Gov officials:

I'm a long time patron of La Med restaurant on Fillmore near Sacramento. They are a legacy business. They have been a consistently positive presence for decades. Great food and service. Consistent value for decades.

Their lease expires next year and the landlord refuses to negotiate. If they are evicted it will only add to the ongoing corporate takeover and continuing loss of the character and need I say Soul of Fillmore Street which has been happening for way too long already.

Please pass this ordinance and hope it helps La Med and other legacy businesses in SF which are already an endangered species.

Thank you.

Sincerely,

Fran Ferrucci, SF resident

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Carroll, John \(BOS\)](#)
To: giuliana.halasza@everyactioncustom.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Sunday, October 20, 2024 11:19 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Fw: Support for Legislation that Protects Legacy Businesses

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From: giuliana.halasz@everyactioncustom.com <giuliana.halasz@everyactioncustom.com> on behalf of Giuliana Halasz <giuliana.halasz@everyactioncustom.com>
Sent: Sunday, October 20, 2024 10:06:47 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Support for Legislation that Protects Legacy Businesses

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Aaron Peskin,

I am live in the Marina district. I love my city, the legacy businesses are an essential part of the beauty and uniqueness San Francisco. The legacy businesses attract people from all over the world.

For this reason I am writing to express my strong support for legislation requiring a Conditional Use Authorization to replace a space formerly occupied by a legacy business in neighborhood commercial districts citywide, ensuring public notice and a hearing at the Planning Commission.

Legacy businesses contribute to a neighborhood's unique character and history, acting as cultural anchors and stabilizing forces. Their success is crucial for maintaining the diversity and vibrancy of our commercial corridors.

We are very proud of "only in San Francisco" and want to keep that way.

Sincerely,
Giuliana Halasz
San Francisco, CA 94123

From: [Carroll, John \(BOS\)](#)
To: john.nulty@everyactioncustom.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

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From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Sunday, October 20, 2024 11:19 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Fw: Support for Legislation that Protects Legacy Businesses

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From: john.nulty@everyactioncustom.com <john.nulty@everyactioncustom.com> on behalf of John Nulty <john.nulty@everyactioncustom.com>
Sent: Sunday, October 20, 2024 7:52:06 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Support for Legislation that Protects Legacy Businesses

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Dear Supervisor Aaron Peskin,

I am writing to express my strong support for legislation requiring a Conditional Use Authorization to replace a space formerly occupied by a legacy business in neighborhood commercial districts citywide, ensuring public notice and a hearing at the Planning Commission.

Legacy businesses contribute to a neighborhood's unique character and history, acting as cultural anchors and stabilizing forces. Their success is crucial for maintaining the diversity and vibrancy of our commercial corridors.

Sincerely,
John Nulty
San Francisco, CA 94142

From: [Carroll, John \(BOS\)](#)
To: chris@everyactioncustom.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

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From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Sunday, October 20, 2024 11:19 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Fw: Support for Legislation that Protects Legacy Businesses

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From: chris@everyactioncustom.com <chris@everyactioncustom.com> on behalf of Chris Darst

<chris@everyactioncustom.com>

Sent: Sunday, October 20, 2024 7:49:01 PM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>

Subject: Support for Legislation that Protects Legacy Businesses

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Aaron Peskin,

The neighborhoods of San Francisco reflect the history of this glorious city. They are gems sought out by tourists and residents alike for wholly unique experiences specific to each and every district.

Legislation that would require Conditional Use Authorization, to replace a space formerly occupied by a legacy business, would be a first step in the effort to protect the character and diversity of our commercial corridors. Ensuring public notice and a hearing before the Planning Commission gives the people of San Francisco the opportunity we deserve to speak on behalf of our neighborhoods and their success.

Sincerely,

Chris Darst

San Francisco, CA 94133

From: [Carroll, John \(BOS\)](#)
To: ["jeanbbarish@everyactioncustom.com"](mailto:jeanbbarish@everyactioncustom.com)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

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From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Sunday, October 20, 2024 11:20 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Fw: Support for Legislation that Protects Legacy Businesses

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From: jeanbbarish@everyactioncustom.com <jeanbbarish@everyactioncustom.com> on behalf of Jean Barish <jeanbbarish@everyactioncustom.com>
Sent: Sunday, October 20, 2024 3:37:21 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Support for Legislation that Protects Legacy Businesses

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Dear Supervisor Aaron Peskin,

I am writing to express my strong support for legislation requiring a Conditional Use Authorization to replace a space formerly occupied by a legacy business in neighborhood commercial districts citywide, ensuring public notice and a hearing at the Planning Commission.

Legacy businesses contribute to a neighborhood's unique character and history, acting as cultural anchors and stabilizing forces. Their success is crucial for maintaining the diversity and vibrancy of our commercial corridors.

Sincerely,
Jean Barish
San Francisco, CA 94121

From: [Carroll, John \(BOS\)](#)
To: kielygomes@everyactioncustom.com
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

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San Francisco, CA 94102
(415)554-4445



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From: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Sent: Sunday, October 20, 2024 11:21 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Fw: Support for Legislation that Protects Legacy Businesses

Get [Outlook for iOS](#)

From: kielygomes@everyactioncustom.com <kielygomes@everyactioncustom.com> on behalf of Karen Schwartz <kielygomes@everyactioncustom.com>
Sent: Sunday, October 20, 2024 10:50:48 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Support for Legislation that Protects Legacy Businesses

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Aaron Peskin,

I am writing to express my strong support for legislation requiring a Conditional Use Authorization to replace a space formerly occupied by a legacy business in neighborhood commercial districts citywide, ensuring public notice and a hearing at the Planning Commission.

Legacy businesses contribute to a neighborhood's unique character and history, acting as cultural anchors and stabilizing forces. Their success is crucial for maintaining the diversity and vibrancy of our commercial corridors.

Sincerely,
Karen Schwartz
San Francisco, CA 94114

From: [Carroll, John \(BOS\)](#)
To: [Suzanne Martin](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: Support Legacy Business Protection Ordinance - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 240909](#)

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Suzanne Martin <sm4art2@gmail.com>
Sent: Sunday, October 20, 2024 5:47 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Support Legacy Business Protection Ordinance

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I respectfully request that the Land Use Committee support and vote for Legacy Business Protection Ordinance. I am a resident of San Francisco and frequently enjoy lunch at LaMediterranee on Fillmore Street in San Francisco.

I have enjoyed lunch at La Mediterranee for many years. I have lunch with friends at La Mediterranee because it is quiet so we can talk and visit while we enjoy delicious and healthy lunch. I also lunch at La Mediterranee when I want to relax by myself in a quiet and friendly restaurant. Location is important to me because La Mediterranee is close to One California and Fillmore bus line. I am a senior and I don't drive. I often lunch at La Mediterranee when I go to doctor appointments at 2100 Webster and when I shop on Fillmore Street. I notice tourists enjoy lunch and the charming environment of La Mediterranee. I take my out-of-town guests to La Mediterranee. It's a favorite. Indeed, La Mediterranee is my home away from home. Losing La Mediterranee would be a tremendous loss to me, to the neighborhood and to San Francisco. It means so much to me and the neighborhood for the new owner to please negotiate a lease with La Mediterranee. Thank you.

Sincerely,

Suzanne Martin

1415 Franklin Street #601

San Francisco CA 94109

sm4art2@gmail.com

Sent from my iPhone

From: [Carroll, John \(BOS\)](#)
To: paul@pw-sc.com
Cc: [StefaniStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [ChanStaff \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [RonenStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Horrell, Nate \(BOS\)](#)
Subject: RE: SUPPORT: Agenda Item , File 240909 Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts - BOS File No. 240909 - LUT October 21, 2024
Date: Monday, October 21, 2024 9:27:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I will include your comments in the file for this resolution matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

- [Board of Supervisors File No. 240909](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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-----Original Message-----

From: Paul Wermer <paul@pw-sc.com>
Sent: Sunday, October 20, 2024 2:16 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: StefaniStaff (BOS) <stefanistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>
Subject: SUPPORT: Agenda Item , File 240909 Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Land Use and Transportation Committee Members:

I regret that travel prevents me from attending and speaking at the Land Use and Transportation Committee in support of these interim zoning controls.

As a long time resident at California and Fillmore, I have long been aware of and commented on land use change - especially related to neighborhood serving retail - in the Upper Fillmore NCD.

10 years or so ago I was stunned to hear that venture capital was financing coffee shop start-ups - and I suspect the business plans did not involve locally owned neighborhood serving businesses. I had already watched large high end chains effectively buy-out the leases of local businesses. Even more distressing, I discovered many landlords would not consider a local startup as a new tenant.

As someone who travels I was stunned to realize that the Upper Fillmore now has a lot in common with the duty free shops in major international airports, and a lot less to do with the neighborhood character we found and loved when we moved there in 1987.

For this reason I view the purchase of properties currently hosting neighborhood serving local businesses, who then are having difficulties engaging in lease discussions with the new owner, a matter of concern.

While I do not know what the right long term solution is, I do know that we need to take the time to understand the ramifications and ensure that we do not lose the key neighborhood businesses that help define neighborhood character. We certainly do not know if the Upper Fillmore NCD is the only vulnerable community. We certainly do not understand how these purchases - in the Fillmore and elsewhere - will affect the ability of local entrepreneurs to start their own businesses.

We need time to understand the possible impacts, both positive and negative, before wholesale changes appear to our surprise.

Please vote to approve these interim zoning controls, and forward the legislation to full board with a unanimous recommendation to approve it.

Sincerely,
Paul Wermer

--

Paul Wermer

2309 California St
San Francisco, CA 94115

From: [Barbara Styles](#)
To: [Carroll, John \(BOS\)](#)
Subject: La Mediterranee Restaurant
Date: Friday, October 18, 2024 10:10:49 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This is one of our favorite restaurants in San Francisco. It has an excellent reputation for many years and is an asset to the Fillmore community. Our family has had a number of catered events, weddings, birthdays as well as enjoying a festive treat on Fillmore Street.

The Landlord should at least talk with them. I bet La Mediterranee has a longer history in the neighborhood and community.

Barbara Styles

From: [Wendy Rothenberg](#)
To: [Carroll, John \(BOS\)](#)
Subject: Save La Mediterranee!
Date: Friday, October 18, 2024 9:31:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

I am one of the many concerned citizens witnessing the demise of Fillmore Street. Because of a selfish billionaire, we have already lost one restaurant, and will potentially lose another - La Med?

Have you ever been to this restaurant before? At any given time, the place is crowded with happy people eating delicious (affordable!) food prepared and served by warm and wonderful staff. They don't have a slow day or night. They bring eager diners to Fillmore from the neighborhood and from across town. If La Med isn't a legacy business, I don't know what is.

Please do all you can in your role and with the committee to save La Mediterranee and keep it thriving for years to come.

Thank you,
Wendy Rothenberg

From: [Nicole Dreyfuss](#)
To: [Carroll, John \(BOS\)](#)
Subject: LA Mediteranee
Date: Friday, October 18, 2024 8:59:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

I am writing in support of the legacy business La Mediteranee.

There was a time, when I first moved to San Francisco in 2011 when I was struggling to get by and found a job at La Mediteranee. Not only did I find a job but I found a family. This is a true family business and the owners treat their employees as such.

What can be done to protect the heart and soul of San Francisco? We cannot allow greedy business men to overtake everything. The city has already been robbed of its culture and homogenized.

Pretty soon there will be nothing left but empty shells of businesses that once held the community together. In their place, the new shiny soulless businesses for the Uber wealthy?

No one cares. Keep this business alive!

Thank you,

Nicole Dreyfuss

Sent from my iPhone

From: [Marianne Rothe](#)
To: [Carroll, John \(BOS\)](#)
Subject: The Legacy Business Protection Ordinance
Date: Thursday, October 17, 2024 11:55:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear John!

Pass the Legacy Business Protection Ordinance! We have to preserve what is best in San Francisco and keep legacy businesses alive!

La Mediterranee is a fabulous restaurant on Fillmore at Sacramento Streets. A great location for a super restaurant! Let's keep it there!

Sincerely, Marianne Rothe, a proud patron of La Mediterranee

From: [Donna Soohoo](#)
To: [Carroll, John \(BOS\)](#)
Subject: Save La Mediterranean restaurant on Fillmore Street
Date: Thursday, October 17, 2024 7:31:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

It's too late for Ten Ichi, (the Japanese restaurant that has already been evicted), but it's not too late to save La Med on Fillmore Street.

Please do everything you can to save this restaurant (that has been there for decades), from getting shut down. Legacy neighborhood restaurants have been the backbone of San Francisco and help preserve the city's character. La Med has continued to provide reasonably priced, delicious middle eastern food in a neighborhood where rents are continually rising. They deserve our support.

I call on the supervisors to pass the legislation re: Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts, imposing interim zoning controls for an 18-month period to require conditional use authorization prior to replacing a **Legacy Business** in Neighborhood Commercial Districts. Require landlords to engage in fair lease negotiations.

Please take community feedback seriously and help us protect these neighborhood gems from being shut down.

Thanks,
Donna Soohoo

From: [Olga Zilberbourg](#)
To: [Carroll, John \(BOS\)](#)
Subject: Message in support of La Mediterraneeand other SF Legacy Businesses for The Legacy Business Protection Ordinance
Date: Thursday, October 17, 2024 3:46:23 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear John,

I'm aware that Land Use Committee will be having a meeting this coming Monday to discuss additional protections for the city's legacy businesses. I won't be able to attend the meeting, but I want to email to say that La Med in the Fillmore is a special place, and legacy businesses like it are what makes San Francisco unique in the corporatized landscape of American cities. We're unique because we support and care for our small businesses that struggle to survive while not overcharging their customers. I moved to San Francisco in 2003 from Boston, and even at that time old cities like Boston have completely lost their character due to corporate merchants coming into downtowns. Boston was barely distinguishable from Rochester, NY, where I had lived before then. It was all national chains, chains, chains. Even if we're able to protect ourselves from chains, we should still honor our commitment to merchants that have helped establish our neighborhoods. I used to work at California and Laguna, and would go to La Med on Fillmore for lunch. It's unique, relaxed atmosphere and reasonable prices made it accessible for me and my friends, creative writers and editors, barely making the ends meet. By fostering businesses like La Med, the city is helping to maintain its creative class. Please help protect this Legacy Small Business from eviction by its landlords. They shouldn't be able to evict without a fair lease negotiation!

Olga Zilberbourg
54 Pearl Street
San Francisco, CA 94103

From: [Jilly M Pfifferling](#)
To: [Carroll, John \(BOS\)](#)
Subject: The Legacy Business Protection Ordinance - Supporting La Mediterranee, Fillmore St
Date: Thursday, October 17, 2024 3:32:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

I wanted to voice my support for La Mediterranee (Fillmore St), and other legacy businesses, and email you in support of "The Legacy Business Protection Ordinance".

Businesses such as La Mediterranee that are truly part of the community - indeed, make the community! - should be protected. When I moved here from New York, it was one of the first places I had a meal and I felt instantly at home. Whenever I'm stuck for dinner or have friends and family over and don't know what to cook - La Mediterranee is my first stop. I would even go further to say in these hard times it's difficult to get up the energy to cook every day and thankfully I know that La Mediterranee will be there for me and provide a wonderful meal at a reasonable price -something that is becoming all too rare. The team at the restaurant has provided a welcoming place and food for the community for decades - why should that stop? The fact they have lasted so long is a testament to how much the community values them.

I understand developers coming in and filling empty spaces, and in some cases, spaces that have been empty for a long time - but why should they be allowed to kick out and bully long time businesses? Especially ones that have legacy status. It just doesn't make sense. Please help us keep the unique fabric of Fillmore St – and San Francisco – alive and well.

Thank you for your consideration.

A concerned citizen,

Jilly Pfifferling

From: [steve amano](#)
To: [Carroll, John \(BOS\)](#)
Subject: Re: Legacy Business: Ten-ichi Restaurant
Date: Thursday, October 17, 2024 3:06:29 PM

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hi John

Also I know Vanick at La Med very well. I know he is trying to get the other side to offer him tenancy.

We also have a ton of regular customers that did not want to see us close and are waiting for us to find another location. Would it help if I, like Vinick, got my regulars to email you?

Thank you again

Steve Amano

On Thu, Oct 17, 2024 at 2:27 PM steve amano <tenichi@gmail.com> wrote:

Hello John

I was referred to you by Nate, over at Aaron Peskin's office.

We recently received legacy status and wanted to get some information legacy business protections.

We are hoping to find a new location soon

Thank you and hope to hear from you

Steve Amano

From: [Janet Beach](#)
To: [Carroll, John \(BOS\)](#)
Subject: Support for la Mediterrane
Date: Thursday, October 17, 2024 3:05:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear John,

If San Francisco is going to thrive again, it is necessary that thriving businesses be protected from random acts of rent gouging and business displacement.

This is particularly true for legacy businesses who have operated for generations, run by the same family, and run for many years in the same location.

Why cant something be done to help La Mediterrane on filmore?

Surely some attention must be paid to protecting small businesses and allowing a business corridor on a street like Filmore to continue to serve happy customers.

We don't need more empty store fronts, or buy ups of property by billionaires of what used to be independent service businesses.

At least there ought to be some mediated way to get a landlord to the table to talk with a legacy business and collectively arrive at some options other than "close the business down" and move on .

I run a legacy organization myself a non profit, The Job Forum which helps people get jobs . It takes years to build a great service like the one that la mediterrane has built over decades. .

Please just Dont allow a five minute wrecking of a legacy to occur !

Thank you
Janet Beach

Janet Beach
Chairman
Job Forum
and
Managing Partner
U.S. Marketing Services
[101 Lombard Street, Suite 704 W](#)
[San Francisco, CA 94111](#)
Phone: [415-433-3565](#)
Fax: [415-434-0968](#)
jbeach@usmarketingservices.com

From: [steve amano](#)
To: [Carroll, John \(BOS\)](#)
Subject: Legacy Business: Ten-ichi Restaurant
Date: Thursday, October 17, 2024 3:00:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello John

I was referred to you by Nate, over at Aaron Peskin's office.

We recently received legacy status and wanted to get some information legacy business protections.

We are hoping to find a new location soon

Thank you and hope to hear from you

Steve Amano

From: [Carl R. Castro](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#)
Subject: Support for Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts
Date: Thursday, October 17, 2024 2:38:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Carroll,

As a longtime San Francisco resident and aficionado of its small, independent neighborhood cafes, bars, restaurants, bakeries, and groceries, I am writing to voice my own strong support - as well as that of many neighbors, friends, and acquaintances in my communities - for the resolution named "**Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts**" (file number 240909).

This resolution is vital for preserving neighborhood institutions such as the **La Mediterranee on Fillmore St.** The La Med on Noe near Market was the second restaurant to which I was taken shortly after moving to San Francisco, which I frequented during my early years of living in the Lower Haight, When I later lived on Nob Hill for many years, I would frequent the Fillmore St. location. La Med is a well-loved San Francisco institution vital to the character, culture, and community of its neighborhood, that as such should be protected and able to survive, without threat of excessive rent increase by ultra-e landlords

The situation of La Med is a indicative of actual and potential threats to many neighborhood businesses in our city. Generally, these threats are arising more virulently and forcefully, due to institutionalized income inequality, and concomitant disregard, disrespect, dismissal, and destruction of neighborhoods by those beneficiaries of such inequality who do not hesitate to wield their wealth and power despite causing harm to others by doing so - and who, as a group, have developed extremist political views, attitudes, and behaviors that encourage their doing so. Without legal protections such as such, the character of San Francisco, as represented by its neighborhood businesses, residents, and cultures, will be lost.

Best,
Carl R. Castro
415-722-6459
55 Hermann St. No. 502
San Francisco CA 94102

From: [Elizabeth MacLeod](#)
To: [Carroll, John \(BOS\)](#)
Subject: Legacy Lease Ordinance
Date: Thursday, October 17, 2024 2:08:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I moved to San Francisco in 1978 and fell in love with the diversity and the distinct neighborhoods. Without Legacy small businesses being protected, this city will become more and more a bland, highly commercialized, blur. LA Med restaurant in Fillmore is a prime example of a small business that lends a significant flavor to a neighborhood.

Please pass the Legacy protection!

SF Resident and homeowner,

Beth

Beth Macleod

Sent from my iPhone

From: [Marc Norton](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [ChanStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Shae Watson, Small Business Forward](#)
Subject: SUPPORT for Interim Zoning Controls for Legacy Businesses in Neighborhood Commercial Districts
Date: Thursday, October 17, 2024 2:04:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I want to express my strong support for the proposed legislation which I understand will impose interim zoning controls for an 18-month period to require conditional use authorizations prior to replacing a legacy business in neighborhood commercial districts.

I have spent much of my life working in small restaurants and know from personal experience that these kinds of business establishments provide for the livelihood of many working class folks, as well as the business owners.

Marc Norton
48-year SF resident
468 - 29th Street
San Francisco, CA 94131
(415) 648-2535 (landline)

From: [Parissa Sayar](#)
To: [Carroll, John \(BOS\)](#)
Subject: Please help La Mediterranee
Date: Thursday, October 17, 2024 1:58:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am a long time resident of Pacific Heights and am writing to you to express my concern about the number of restaurant closures on Fillmore St (La Med/Ten-Ichi/Noosh).

We don't need more perfumeries or high end shops on Fillmore. We need more restaurants like the above, that serve neighborhood residents and weekend shoppers alike.

We need gathering places on Fillmore; to meet friends and family, and to make memories. The city can do something about it by passing legislation to help them negotiate leases so that they can stay.

I am asking you to please step in and stop one billionaire's quest to remake Fillmore to his own liking - and profit.

Thank you,

--

Parissa Sayar
2127 Broadway St, Apt 2
SF, CA - 94115

415.439.3750

From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Peskin, Chan, Preston, Walton, Ronen

Subject:

Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts

Long Title or text listed:

Resolution imposing interim zoning controls for an 18-month period to require conditional use authorization prior to replacing a Legacy Business in Neighborhood Commercial Districts and Neighborhood Commercial Transit Districts, and the Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential Neighborhood Commercial Districts; and affirming the Planning Department's determination under the California Environmental Quality Act and making findings of consistency with the eight priority policies of Planning Code, Section 101.1.

Signature of Sponsoring Supervisor: [//AP//]