BOARD of SUPERVISORS



City Hall Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102-4689 Tel. No. (415) 554-5184 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

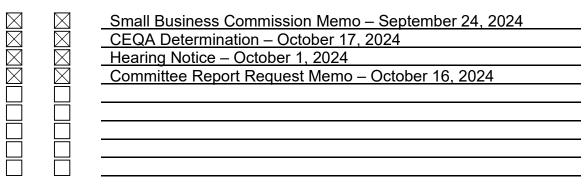
Committee: <u>Land Use and Transportation</u> Board of Supervisors Meeting:

Date: <u>October 21, 2024</u> Date: <u>October 22, 2024</u>

Cmte Board

		Motion
\bowtie	\square	Resolution
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H	H	Legislative Digest
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		Budget and Legislative Analyst Report
		Youth Commission Report
\square	\square	Introduction Form
		Department/Agency Cover Letter and/or Report
		MOU
		Grant Information Form
		Grant Budget
		Subcontract Budget
		Contract / DRAFT Mills Act Agreement
		Form 126 – Ethics Commission
		Award Letter
		Application
$\overline{\boxtimes}$	\square	Public Correspondence

OTHER



Prepared by:	John Carroll	Date:	October 18, 2024
Prepared by:	John Carroll	Date:	October 21, 2024
Prepared by:		_ Date:	

FILE NO. 240909

RESOLUTION NO.

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	

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

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

WHEREAS, Legacy Businesses serve as valuable cultural assets, are often the
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

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

WHEREAS, The Board of Supervisors (Board) has considered the impact on the public
health, safety, peace, and general welfare if these interim controls are not imposed; and
WHEREAS, The Board has determined that the public interest will best be served by
imposition of these interim controls to ensure that the legislative scheme which may be
ultimately adopted is not undermined during the planning and legislative process for
permanent controls; and
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

authorization prior to a change in use or demolition of a Legacy Business in San Francisco's
 Neighborhood Commercial Districts, these interim controls will preserve and enhance existing
 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

RESOLVED, That notwithstanding any provision of Article 7 or Article 8 of the Planning 10 Code, where an immediately prior use was a Legacy Business, as defined under 11 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	

1	FURTHER RESOLVED, That the Planning Department shall provide reports to the
2	Board pursuant to Planning Code, Section 306.7(i).
3	
4	APPROVED AS TO FORM: DENNIS J. HERRERA, City Attorney
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6	By: /s/ AUDREY PEARSON
7	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,

Katy Tang Director, Office of Small Business

BOARD of SUPERVISORS



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

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
 □ Ballot Measure
 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.
 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.

BOARD of SUPERVISORS



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

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-Irc). 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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Angela Calvillo Clerk of the Board of Supervisors City and County of San Francisco

jec:bjj:ams

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CA 94025 This business is conducted by LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: CALIFORNIA The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A

I declare that all information in this statement is true and

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NOTICE OF PUBLIC HEARING 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 sitting in a Committee of the Whole, as the Budget and Finance Committee, will hold a public hearing to consider the following matter and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: Tuesday, October 22, 2024 Time: 3:00 p.m Location: Legislative Chamber, Room 250, located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 240876. Hearing of the Board of Supervisors sitting as a Committee of the Whole, as the Budget and Finance Committee, on October 22, 2024, at 3:00 p.m., to hold a public hearing to consider 1) an Ordinance for the proposed Amendment to the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area; 2) an Ordinance for the proposed Amendment to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area; and 3) a Resolution for the proposed Amendment to the Tax Increment Allocation Pledge Agreement for the Candlestick Point and Phase 2 of the Hunters Point Shipyard Project; scheduled pursuant to Motion No. M24-084, approved on September 17 2024

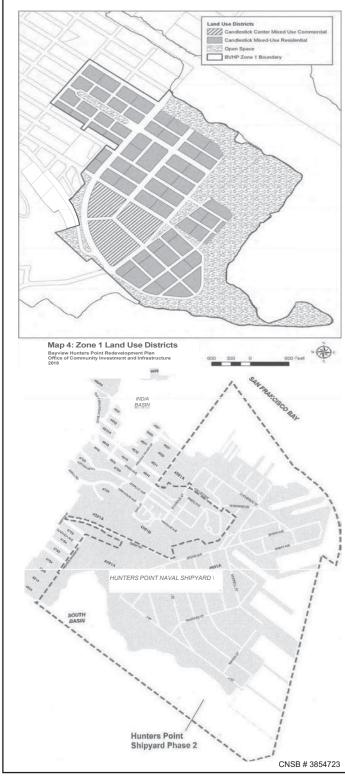
The Redevelopment Plan Amendments are consistent with proposed changes in the Candlestick Point-Hunters Point Shipyard Phase 2 project agreements ("Project Agreements"), which the Successor Agency Commission, Oversight Board of the City and County of San Francisco, and California Department of Finance will separately consider under the authority of Section 14 of Senate Bill 143 (2023) (codified at Section 34177.7 (j) of the California Health and Safety Code). The Plan Amendments would authorize, subject to approval of the Project Agreements, the following: 1) transfer of approxima 2,050,000 square feet of commercial uses from the Hunters Point Shipyard Project Area ("HPS Project Area") to commercially-zoned areas of Zone 1 of the BVHP Project Area with a corresponding reduction in those uses at Phase 2 of the HPS Project Area; 2) clarify that certain commercial uses currently authorized within the HPS Project Area are also allowed within the BVHP Project Area; 3) extend the limitations relating to time for establishing loans, advances, and indebtedness, the effectiveness of the Redevelopment Plans, and the time to repay indebtedness and receive property taxes, in connection with the Candlestick Point-Hunters Point Shipyard Phase 2 project; 4) authorize property tax increment revenues from Phase 2 of the HPS Project Area and Zone 1 of the BVHP Project Area to be combined to fund costs under the Project Agreements; and 5) adjust the limit on the amount of bonded indebtedness that can be outstanding at one time by establishing a single limit on the amount of bonded indebtedness applicable to Zone 1 of the BVHP Plan and Phase 2 of the HPS Plan. The Plan Amendments would also provide for other minor amendments to the definitions, regulations, and standards of the HPS and BVHP Plans, but would not change the boundaries or legal descriptions of the HPS Project Area or the BVHP Project Area.

The legal descriptions of the boundaries for the project areas in the Redevelopment Plans were recorded as follows: Phase 2 of the HPS Plan (Map 2 and Attachment A) was recorded with the San Francisco Office of the Assessor-Recorder on October 23, 2018, as Document No. 2018-K685940-00. Zone 1 of the BVHP Plan (Project Area B as described in Attachment B and Map 4) was recorded with the San Francisco Office of the Assessor-Recorder on October 23, 2018, as Document No. 2018-K685939-00.

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 in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-Irc). 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 our office at bos.legislation@sfgov.org or call (415) 554-5184 Angela Calvillo, Clerk of the Board of Supervisors City and County of San Francisco

Zone 1 of BVHP Project Area B



1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 OCTOBER 2, 2024 - 9:00 AM The agenda packet and legislative files are available for review at https://sfbos.org/ legislative-research-center-Irc, in Room 244 at City Hall, or by calling (415) 554-5184. calling (415) 554-5184. EXM-3857231#

City and County of San

City and County of San Francisco Human Services Agency (HSA) Funding Opportunity Request for Proposals (RFP) #1141 Support Circles for Community Centers The San Francisco Human Services Agency (SFHSA) and the Department of Disability and Aging Services (DAS) announces its intent to seek proposals from nonprofit organizations interested in participating in the pilot launch of "support circle" programs at DAS funded Community Centers in San Francisco.

at DAS influed confinitionity Centers in San Francisco. RFP packets are available on the Internet on or after Thursday , September 26, 2024, at https:// sfcitypatner.sfgov.org/ pages/Events-BS3/event-search.aspx and type RFP 1141 in the "Event Name" and select "See Attachments" in the Bid Package. For further information, contact Candace. Gray@sfgov.org. Initial due date for responses is Monday, October 28, 2024, 3:00 PM. The Pre-Proposal Conference will be held via teleconference. Proposers are encouraged to call in on **Thursday**, **October**

3, 2024, 2:00pm. The Microsoft Teams hyperlink is listed below: Microsoft TeamsNeed help?

Join the meeting now https://teams.microsoft.com/l/ meetup-join/19%3ameeting_ ZWRiNjI4MjMtOGNkZS00MjE 5LThiMjctNDk3MmZiZDJiZGR k%40thread.v2/0?context=%7 b%22Tid%22%3a%2222d5c2 b%22Tid%22%3a%2222d5c2 cf-ce3e-443d-9a7f-dfcc0231f7 3f%22%2c%22Oid%22%3a% 227ad71040-2670-453f-9977-ccdbfa8dbb73%22%7d Meeting ID: 228 248 630 39 Passcode: cae8Lh Dial in by phone +1 415-906-

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 States, San Francisco
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We encourage all interested organizations to apply. If you know of other agencies that might be interested in this opportunity, feel free to forward this announcement. Also, we encourage you to see what other opportunities are available through the city's online system. https:// sfcitypartner.sfgov.org/ pages/Events-BS3/event-search any pages/Events _ search.aspx _____EXM-3857064#

LEGISLATION INTRODUCED AT, AND SUMMARY OF ACTIONS OF THE SEPTEMBER 24,

2024 MEETING OF THE SAN FRANCISCO BOARD OF SUPERVISORS

are available at www.sfbos. org; 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102; or by calling (415) 554-5184. EXM-3856845#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS

CITY HALL, LEGISLATIVE CHAMBER, ROOM 250, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 OCTOBER 1, 2024 - 2:00 PM OCTOBER 1, 2024 - 2:00 PM The agenda packet and legislative files are available for review at https://sfbos.org/ legislative-research-center-Irc, in Room 244 at City Hall, or by calling (415) 554-5184. EXM-3856840#

Notice is hereby given that the Director of Public Works will hold a remote public hearing via teleconference on Wednesday, October 9, 2024 commencing at 10:00AM to consider the following: Sunnydale HOPE SF Phase 3 Project (Final Map No. 12077), Request For Exceptions and Deferrals to Subdivision Request For Exception Deferrals to Subdivision Regulations, Subdivision Code Regulations, Subdivision Code and Tentative Map Conditions of Approval Subdivider of the HOPE SF Sunnydale Project (Phase 3 Final Map PID 12077) submitted a request for exceptions to the Subdivision Regulations, Subdiv Code and Tentative Subdivision Мар Conditions of Approval for the Project.Subdivider also requests deferral of certain items that would typically be required at the time of the approval of the Final Map and Public Improvement Agreement. Public Works Agreement. Public Works hearings are held through videoconferencing and will provide for remote public comment. You are invited to a Zoom webinar When: October 9, 2024 10:00 AM Pacific Time https://us06web. zoom.us/i/88002322240 m tap mobile: +16694449171, ,88002322240# or + 1 6 6 9 9 0 0 6 8 3 3, ,88002322240# or + 1 669 444 9171 or +1 669 900 6833 Webinar ID 880, 0232 2240 Persons This 0232 2240 Persons ole to participate in videoconference may 880 unable the submit written comments regarding the subject matter to SHAWNA GATES at SHAWNA.GATES@SFDPW. Districts, and own Community ss, Chinatown Visitg and Chinatow antial Neighborhor al Districts; affirmi anartmer ORG. Comments received OHG. Comments received before the hearing will be brought to the attention of the hearing officer and made a part of the official public record. Further information, if desired, on this matter may be obtained prior to the hearing by contacting SHAWNA CATES CALLAND CATES (A cial Districts; affirming nning Department's lation under the the Planning Departments 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 by contacting SHAWNĂ GATES at SHAWNA.GATES@ SFDPW.ORG. PowerPoint files, documents and photo images in their presentations must send the materials to SHAWNA GATES via email at SHAWNA.GATES © SFDPW.ORG by 5 p.m. one business day before the hearing. If attendees access 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@stgov.org). Information relating to this matter is available with the Office of the Board of Supervisors' Legislative Research Center the webinar via a computer, they will be able to share documents themselves via the "share screen" functionality Personal information that is Personal information unation provided in communications to Public Works is subject to Public Works is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when The to provide personal identifying information when lative Research Cente they communicate with Public Works. All written or nttps://sfbos.org/legislative esearch-center-lrc). Agend sesarch-center-irc). Agenda formation (relating to this natter will be available or public review on Friday, lotober 18, 2024. For any uestions about this hearing, lease contact the Assistant Jerk for the Land Use and ransportation Committee; ohn Carroll (john.carroll@ fgov.org - (415) 554-4445) EXM-3857424# oral communications that members of the public submit to the department regarding projects or hearings will be made available to all members of the public for inspection and copying. The department does not redact any information from these submissions. not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the department may appear in public documents that members of the public may inspect or copy. <u>EXM-3856814#</u> NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS BUDGET AND FINANCE COMMITTEE CITY HALL, LEGISLATIVE CHAMBER BOOM 250

nsit Districts.

CHAMBER, ROOM 250

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-559107 Superior Court of California County of SAN FRANCISCO Petition of: IRIS LAUYER County or South Petition of: IRIS LAULE SOULET for Change of Name O ALL INTERESTED Petitioner IRIS LAUYEE SOULET filed a petition with this court for a decree changing names as follows: IRIS LAUYEE SOULET to IRIS LAUYEE PANG The Court orders that all persons interested in this

CIVIL

matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted Any person objecting to the name changes described name changes described above must file a written above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

hearing. Notice of Hearing: Date: 10/22/2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To

find your court's website, go to www.courts.ca.gov/find-mycourt.htm. court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER Date: SEPTEMBER 10, 2024 MICHELLE TONG Judge of the Superior Court

Judge of the Superior Court 9/15, 9/22, 9/29, 10/6/24 CNS-3851933# SAN FRANCISCO EXAMINER

FICTITIOUS

File No. M-298489

MAI EO TESLA, INC., 1 TESLA ROAD, AUSTIN, TX 78725 This business is conducted by A CORPORATION STATE OF INCORPORATION:

correct. (A registrant who declares as true information which he or she knows to be

with the County Clerk of Sar Mateo County on 09/11/2024 Mark Church, County Clerk

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298327

FICTITIOUS BUSINESS FICTITIOUS BUSINESS NAME STATEMENT File No. M-298439 The following person(s) is (are) doing business as: POTTHING, 576 6TH AVE, MENLO PARK, CA 94025, County of SAN MATEO THE ARTISAN VARIETY LLC, 575 6TH AVE, MENLO PARK, CA 94025 This business is conducted 2024 Mark Church, County Clerk 9/29, 10/6, 10/13, 10/20/24 NPEN-3850873# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298400 He No. M-298400 The following person(s) is (are) doing business as: NOR KAL K-9, 251 LAKEVIEW WAY, REDWOOD CITY, CA 94062, County of SAN MATEO SAN MALEO REYNOSO TINK, 251 LAKEVIEW WAY, REDWOOD

CITY, CA 94062 This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under

the fictitious business name or names listed above on 05/23/2019 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ AAHLADA CHENNUPATI, MANAGING MEMBER This statement was filed with the County Clerk of San Mateo County on SEPTEMBER 05, 2024 false is guilty of a crime.) S/ REYNOSO TINK 2024 Mark Church, County Clerk 9/15, 9/22, 9/29, 10/6/24 NPEN-3845411# EXAMINER - BOUTIQUE & This statement was filed Mits statement was filed with the County Clerk of San Mateo County on 08/30/2024 Mark Church, County Clerk 9/8, 9/15, 9/22, 9/29/24 NPEN-3850304# VILLAGER EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298402

following person(s) is The (are) doing business as: PACIFIC CARPENTRY, 1340 CRESPI DR, PACIFICA, CRESPI DR, PACIFICA, CA 94044, County of SAN MATEO JOSEPH A LOPEZ, 1340 CRESPI DR, PACIFICA, CA

94044 This business is conducted by

This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on 07/01/2019 I declare that all information in this statement is true and in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

the fictitious business name or names listed above on 01/01/2010 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ HEATHER BODNAR, SECRETARY This statement was filed with the County Clerk of San Mateo County on SEPTEMBER 06, 2024 Mark Church, County Clerk 9/15, 9/22, 9/29, 10/6/24 NPEN-3826816# EXAMINER - BOUTIQUE &

VILLAGER

GOVERNMENT

Menio Park SAFER Bay Project - Request for proposals The City is seeking services for the development of the design, environmental documentation, permitting, public outreach, and construction support for the Menio Park Strategy to Advance Flood protection, Ecosystems Restoration and Recreation along San Francisco Bay (SAFER Bay) Project from responsive, responsible, and qualified firms ("Proposers"; "Proposer").

"Proposer"). The SAFER Bay project is a multi-jurisdictional and public-private collaboration

to protect communities and critical infrastructure from sea

critical infrastructure from sea level rise and tidal flooding in the cities of Menlo Park and East Palo Alto. Using both engineered structures and nature-based flood protection,

the effort consists of a 7.5-mile

alignment along the southeast San Francisco Bay shoreline

NAME STATEMENT File No. M-298403 The following person(s) is

94014 This business is conducted by A GENERAL PARTNERSHIP The registrant(s) commenced to transact business under the fictitious business name or names listed above on 08/28/2019 I declare that all information in this statement is true and

in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

This statement was filed with the County Clerk of San Mateo County on 08/30/2024 Mark Church, County Clerk 9/8, 9/15, 9/22, 9/29/24 NPEN-3850247#

EXAMINER - BOUTIQUE & VILLAGER

The following person(s) is (are) doing business as: (are) doing business as: SUPERIOR AUTO REPAIR, 1253 SAN MATEO AVE, SAN BRUNO, CA 94066, County of

person and/or submit public comments via email to cityclerk@dalycity.org prior to the public meeting. Dated: <u>September 9, 2024</u> <u>Annette Hipona</u> CITY CLERK, CITY OF DALY CITY 9/29/24 SPEN-3852119#

EXAMINER - DALY CITY INDEPENDENT

PROBATE

NOTICE OF **PETITION TO ADMINISTER** ESTATE OF STANLEY ALAN JOHNSON CASE NO. 24-PRO-

01203 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: STANLEY ALAN JOHNSON

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298447 The following person(s) is (are) doing business as: BODNAR HVAC, 1251 5TH AVE, REDWOOD CITY, CA 94063, County of SAN MATEO BODNAR HEATING & AIR CONDITIONING, INC., 1251 A Petition for Probate has been filed by JOSH JOHNSON in the Superior Court of California, County of SAN MATEO.

CONDITIONING, INC., 1251 FIFTH AVENUE, REDWOOD CITY, CA 94063 The Petition for Probate requests that JOSH JOHNSON be appointed This business is conducted by CORPORATION, STATE OF INCORPORATION: as personal representative OF INCOMPORTATION CALIFORNIA The registrant(s) commenced to transact business under the fictitious business name or names listed above on to administer the estate of

the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 11/05/2024 at 9:00AM in Dept. 1 located at 400 COUNTY CENTER, REDWOOD CITY, CA 94063.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either

(1) four months from the

date of first issuance

of letters to a general

personal representative,

58(b) of the California Probate Code, or (2) 60 days from the date

of mailing or personal

delivery to you of a notice

as a creditor. You may

want to consult with an

attorney knowledgeable in

You may examine the file

kept by the court. If you

are a person interested

in the estate, you may file

with the court a Request

California law.

defined in section

BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as: TESLA MOTORS, INC., 1500

COLLINS AVE., COLMA, CA 94014, County of SAN MATEO

STATE OF INCORPORATION: TEXAS The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who

false is guilty of a crime.) S/ TROY JONES, VICE PRESIDENT statement was filed

9/22, 9/29, 10/6, 10/13/24 NPEN-3854548# EXAMINER - BOUTIQUE & VILLAGER

false is guilty of a crime.) S/ JOSEPH A LOPEZ S/ JOSEPH A LOPEZ This statement was filed with the County Clerk of San Mateo County on 08/30/2024 Mark Church, County Clerk 9/8, 9/15, 9/22, 9/29/24 NPEN-3850270#

EXAMINER - BOUTIQUE & VILLAGER FICTITIOUS BUSINESS

Ine tollowing person(s) is (are) doing business as: SAFE ASSURANCE FIRE PROTECTION, 174 SCHOOL ST, DALY CITY, CA 94014, County of SAN MATEO KENNETH YEE, 174 SCHOOL ST, DALY CITY, CA 94014

false is guilty of a crime.) S/ KENNETH YEE

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298410

San Francisco Bay shoreline designed to provide a 100-year level of flood protection in addition to 3.5 feet of sea-level rise. The Menlo Park SAFER Bay Project focuses on the 3.7-mile alignment and

94014

CITY AND COUNTY OF SAN FRANCISCO PUBLIC UTILITIES COMMISSION

NOTICE OF NONCOMPLIANCE With Pretreatment Requirements for discharges to the sewerage system

Under the United States Environmental Protection Agency (EPA) General Pretreatment Regulations (40 CFR 403.8(f) (2)(viii)), the Public Utilities Commission, Wastewater Enterprise, Collection System Division, is required to publish annually a list of industrial users which, during he calendar year, were in significant noncompliance with applicable pretreatment requirements. For the calendar year 2024, the relevant industrial users are listed below

Industrial User/Discharger	Authority	Current Status
Darling Ingredients, Inc. 420 Amador St. San Francisco, CA 94124	Chapter X of Part II of the San Francisco Municipal Code, Article 4.1 Section 123	The Industrial User, (IU), exceeded the local limit for dissolved sulfide: during the second quarter. The IU was in significant noncompliance due to Technical Review Criteria (TRC).

GOVERNMENT

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

E IS H⊨ THAT the Bo

Transportation hold a public ring to consider the wing proposal and said ic hearing will be held follows, at which time interested parties may rid and be heard: File No. 100. Recellution improving Resolution impos rim zoning controls for a 18-month period to require conditional use authorization or to replacing a Legac ness in Neighborhood mercial Districts and

HEREB

The following person(s) is (are) doing business as: M & M CLEANING, 204 M & M CLEANING, 204 School St Unit A, Daly City, CA 94014 County of SAN MATEO Mailing Address: 204 School St Unit A, Daly City, CA 94014 Margarita Medina, 204 School St Unit A, Daly City, CA 94014 This business is conducted by an Individual The registrant(s) commenced an Individual The registrant(s) commenced to transact business under the fictitious business name or names listed above on 08/23/2024. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

false is guilty of a crime.) S/ Margarita Medina, This statement was filed with the County Clerk of San Mateo County on 08/23/2024. Mark Church, County Clerk [Deputy], Deputy Original 9/22, 9/29, 10/6, 10/13/24

NPEN-3854216# EXAMINER - BOUTIQUE & VILLAGER FICTITIOUS BUSINESS

NAME STATEMENT File No. M-298537

The following person(s) is re) doing business as: ASON YUI MORTGAGE JASON CONSULTING, 336 BLUEFISH CT. FOSTER CITY, CA 94404, County of SAN MATEO JASON YUI, 336 BLUEFISH CT. FOSTER CITY, CA 94404 This business is conducted by INDIVIDUAL INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct (A registrant who

false is guilty of a crime.) S/ JASON YUI This statement was filed with the County Clerk of San Mateo County on SEP 18, 2024

NPEN-3850920# EXAMINER - BOUTIQUE & VILLAGER

following person(s) is (are) doing busi ness as HOME BASED MEDICINE 101 S. SAN MATEO DRIVE SUITE 102 SAN MATEO CA 94401, County of SAN MATEO GURPREET K. PADAM MD PC, 101 S. SAN MATEO DRIVE, SUITE 102 SAN DRIVE, SUITE 102 SAN MATEO, CA 94401 This business is conducted by CORPORATION, STATE OF INCORPORATION: CA The registrant(s) commenced to transact business under the fictitious business name or names listed above on 05/28/2021 I declare that all information in this statement is true and

in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ GURPREET K. PADAM,

PRESIDENT This statement was filed with the County Clerk of San Mateo County on SEP 18,

SAN MATEO MAGANA NAPOLEON MAGANA GARCIA, 1253 SAN MATEO AVE, SAN BRUNO, CA 94066 This business is conducted by AN INDIVIDUAL

AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/24/2018 I declare that all information in this cottomont is true and

in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ NAPOLEON MAGANA GARCIA This statement was filed with the County Clerk of San Mateo County on 08/30/2024 Mark Church, County Clerk 9/8, 9/15, 9/22, 9/29/24

NPEN-3850227# **EXAMINER - BOUTIQUE &** VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-298412 The following person(s) is (are) doing business as: VESSEL VINTAGE & THRIFT, 590 KELLY ST, HALF MOON BAY, CA 94019, County of SAN MATEO RAMOS. KRISTINA 590 KELLY ST, HALF MOON BAY, CA 94019 CA 94019 This business is conducted by AN INDIVIDUAL The registrant(s) commenced to transact business under the fictitious business name or names listed above on 09/09/2019 1 declare that all information in this statement is true and correct. (A registrant who correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ KRISTINA RAMOS This statement was filed with the County Clerk of San Mateo County on 08/30/2024 Mark Church, County Clerk 9/8, 9/15, 9/22, 9/29/24 NPEN-3850210# **EXAMINER - BOUTIQUE &** VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298442 The following person(s) is (are) doing business as: LUNA Y SOL RENTALS, 257

Program Seal (Rezone), 6.4 (General Plan), and 6.5 (Increase Densities) to address a shortfall of capacity to accommodate the Regional CATALINA AVE, PACIFICA, CA 94044, County of SAN MATEO address a shortfall of capacity to accommodate the Regional Housing Need Allocation must be completed before the Housing Element can be deemed certified by the State. Staff is bringing forth implementation measures for City Council review concurrent with the Housing Element adoption, including rezonings, and Zoning Ordinance and General Plan amendments. In accordance with the CEQA Guidelines, the City has determined that an Addendum to the General Plan EIR is the appropriate environmental review for adoption of the RDHE. The Draft Housing Element was made available for a 30-day public review May 11 through June 10, 2024. The meeting can be attended in person at the above address or watch the live telecast at https://www. dalycity.org/agendas. Citizens are encouraged to provide comments by attending in GRUPO LUNA Y SOL LLC, 257 CATALINA AVE, PACIFICA, CA 94044 This business is conducted by LIMITED LIABILITY COMPANY ORGANIZATION CALIFORNIA

CALIFORNIA The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/05/2024 I declare that all information in this statement is true and

in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ ALEXANDRIA VANESSA ROBLETO, MEMBER MANAGING

This statement was filed with the County Clerk of San Mater County on SEPTEMBER 05, 2024

Mark Church, County Clerk 9/15, 9/22, 9/29, 10/6/24 9/15, 9/22, 9/29, 10/6/24 NPEN-3847125# EXAMINER - BOUTIQUE & VILLAGER

flood control elements located within the City of Menlo Park. The Menlo Park SAFER Bay Project is federally funded and all applicable federal provisions will apply. Request for proposals, Request for proposals, and additional information may be obtained at no cost but must register to PlanetBids online at menlopark.gov/publicbids. The Proposer shall be responsible for any addendums that may be posted on the PlanetBids website. Bids will be received electronically at Planet Bids until 2 p.m., Wednesday, Oct. 16, 2024.

under section 9052 of the California Probate Code. Other California statutes 16, 2024. DATED: Sept. 12, 2024 BY: Judi A. Herren, City Clerk 9/18, 9/22, 9/29, 10/2/24 SPEN-3853030# and legal authority may affect your rights

EXAMINER - REDWOOD CITY TRIBUNE

NOTICE OF TIME AND PLACE OF HEARING Proposed General Plan Amendment and Zone Change Revised Draft Housing Element Adoption and Initial Implementation

City did not adopt a compliant Housing Element within 120 days of the statutory deadline

to do so on January 31, 2023, Programs 6.3 (Rezone),

Initial Implementation Measures Daly City Council Chambers City Hall, 333 – 90th Street Daly City, California 94015 Monday, October 14, 2024, 7:00 PM. NOTICE IS HEREBY GIVEN that the City of Daly City has established the above time and place for hearing all persons who wish to be heard on General Plan Amendment GPA-8-24-16606 and Zone Change ZC-8-24-16607 - Revised Draft Housing Element (RDHE) Adoption and Initial Implementation Measures. for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250 A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: DOUGLAS J. ABBOTT, 4962 EL CAMINO REAL, SUITE 235, LOS ALTOS,

Element (IDE) receptor and Initial Implementation Measures. In close coordination with City staff, a land use consultant (Placeworks) has developed the Draft Housing Element. The State of California Department of Housing and Community Development (HCD) subsequently reviewed the a element and found CA 94022, Telephone: (650) 967-1001 9/29, 10/2, 10/9/24 SPEN-3856649# EXAMINER - REDWOOD EXAMINER - RI CITY TRIBUNE (HCD) subsequently reviewed the element and found that it met the statutory requirements of State Housing Element Law and could be fully certified upon adoption by the Daly Citly City Council. HCD noted that because the City did net adopt a compliant NOTICE OF PETITION TO ADMINISTER ESTATE OF MARTIN MANUEL

MACEDO AKA MARTIN M. MACEDO CASE NO. PES-24-307703

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARTIN MANUEL MACEDO AKA MARTIN M. MACEDO

A Petition for Probate has been filed by MELISSA YAMASAKI in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that MELISSA YAMASAKI be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer estate under the the Independent Administration of Estates

correct. (A registrant who declares as true information which he or she knows to be

2024 Mark Church, County Clerk 9/29, 10/6, 10/13, 10/20/24

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298539

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E 1ST ST, LOS ANGELES, CA 90012 Telephone (800) 788-7840 / Fax (800) 464-2839 Visit us @ www.LegalAdstore.com

SF BOS (OFFICIAL) SF CCSF BD OF SUPERVISORS (OFFICIAL NOTICES) 1 DR CARLTON B GOODLETT PL #244 SAN FRANCISCO, CA 94102

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	C
Set aside for CCSF Outreach Fund	\$59.50	
Clearinghouse Service Charge	\$89.25	a
Total	\$743.74	CC

EXM# 3857424 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 15 HEREBY GIVEN THAT the Board of Supervi-sors of the City and County of San Francisco's Land Use and Transportation Commit-tee 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 interim zoning controls for an 18-month period to require conditional use authorization 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 Decidoptial, Neibhorbood Retail, and Chinatown Residential Neighborhood 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 Adminis-trative 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 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 should comments be Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-Irc). 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 (john.carroll@sfgov.org (415) 554-4445)

EXM-3857424#





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.

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

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



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

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:	<u>Melgar, Myrna (BOS); Preston, Dean (BOS); Peskin, Aaron (BOS)</u>
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

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 BeachTenants Committee

From:	Carroll, John (BOS)
То:	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

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 <u>Legislative Research Center</u> 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

Click <u>here</u> to complete a Board of Supervisors Customer Service Satisfaction form.

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Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public or copy.

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)
То:	"Bill M"
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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 <u>The Legacy Business Protection Ordinance</u>. La Med has been an outstanding local restaurant for the 20 years I have livid 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:	<u>Alice Rose</u>
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
Subject:	RE: Thoughts to share on the Legacy Business Protection Ordinance - BOS File No. 240909 - LUT October 21, 2024
Date: Attachments:	Monday, October 21, 2024 10:44:00 AM image001.png

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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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: Alice Rose <alicerosela@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:	<u>Carroll, John (BOS)</u>
To:	Info T
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
Subject:	RE: BOS File No. 240909 - LUT October 21, 2024
Date:	Monday, October 21, 2024 10:43:00 AM
Attachments:	image001.png

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 <u>Legislative Research Center</u> 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: 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)
То:	dianataylor50@gmail.com
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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

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 <u>Legislative Research Center</u> 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: 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 210ct2024

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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: <u>dianataylor50@gmail.com</u> <u>http://www.bcnasf.org/</u>



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

October 18, 2024

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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 (<u>John.Carroll@sfgov.org</u>) Nate Horrell (<u>nate.horrell@sfgov.org</u>)

From:	Carroll, John (BOS)
То:	Donna Gothelf
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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

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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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: 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:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
Subject:	RE: La Maditerranee - BOS File No. 240909 - LUT October 21, 2024
Date:	Monday, October 21, 2024 9:30:00 AM
Attachments:	image001.png

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 <u>Legislative Research Center</u> 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: 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)
То:	Margaret Bidegainberry
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
Subject:	RE: La Mediterranee - BOS File No. 240909 - LUT October 21, 2024
Date:	Monday, October 21, 2024 9:30:00 AM
Attachments:	image001.png

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 <u>Legislative Research Center</u> by following the link below:

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

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 devasting 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)
То:	Suni 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

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 <u>Legislative Research Center</u> 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: Suni Petersen <suni.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

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 cookiecutter 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, Suni 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)
То:	<u>WCC</u>
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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

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 <u>Legislative Research Center</u> 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

Click <u>here</u> to complete a Board of Supervisors Customer Service Satisfaction form.

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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

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

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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

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

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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)

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 Mediterranée 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 Mediterlanée to survive. Losing La Mediterranée 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:	<u>Carroll, John (BOS)</u>
To:	shila clement
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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

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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

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:	<u>Carroll, John (BOS)</u>
То:	joan oconnor
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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

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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

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:	<u>Carroll, John (BOS)</u>
То:	Fran Ferrucci
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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

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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

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)
То:	giuliana.halasz@everyactioncustom.com
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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: 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 of the beauty and uniqueness San Francisco. The legacy businesses attract people from all over the world.

Fo 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 keep that way .

Sincerely, Giuliana Halasz San Francisco, CA 94123

From:	Carroll, John (BOS)
То:	john.nulty@everyactioncustom.com
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
Subject:	RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
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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)
То:	chris@everyactioncustom.com
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
Subject:	RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
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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 on behalf of Chris Darst

<<u>chris@everyactioncustom.com</u>> Sent: Sunday, October 20, 2024 7:49:01 PM To: Peskin, Aaron (BOS) <<u>aaron.peskin@sfgov.org</u>> Subject: Support for Legislation that Protects Legacy Businesses

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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)
То:	"jeanbbarish@everyactioncustom.com"
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
Subject:	RE: Support for Legislation that Protects Legacy Businesses - BOS File No. 240909 - LUT October 21, 2024
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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) <<u>aaron.peskin@sfgov.org</u>>
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)
То:	kielygomes@everyactioncustom.com
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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
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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

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:	<u>Carroll, John (BOS)</u>
То:	Suzanne Martin
Cc:	<u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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

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 <u>Legislative Research Center</u> 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

Click <u>here</u> to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public or copy.

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

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 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)
То:	paul@pw-sc.com
Cc:	<u>StefaniStaff (BOS); Stefani, Catherine (BOS); ChanStaff (BOS); Walton, Shamann (BOS); RonenStaff (BOS);</u> <u>Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS);</u> <u>Horrell, Nate (BOS)</u>
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: Attachments:	Monday, October 21, 2024 9:27:00 AM image001.png

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

I invite you to review the entire matter on our <u>Legislative Research Center</u> 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

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

This is one of our favorite restaurants in San Francisco. It has an excellent repurtation for many years an and asset to the Fillmore community. Our family have 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

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

Hi,

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

There was a time, when I first moved to San Feancico 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

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

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:	<u>Olga Zilberbourg</u>
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

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

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

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 <<u>tenichi@gmail.com</u>> 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

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 <u>101 Lombard Street, Suite 704</u> W <u>San Francisco, CA 94111</u> Phone: <u>415-433-3565</u> Fax: <u>415-434-0968</u> jbeach@usmarketingservices.com

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
То:	<u>Carroll, John (BOS)</u>
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

Dear Mr. Carroll,

As a longtime San Francisco resident and afficionado 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
То:	Carroll, John (BOS)
Subject:	Legacy Lease Ordinance
Date:	Thursday, October 17, 2024 2:08:53 PM

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
То:	<u>Carroll, John (BOS)</u>
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

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)

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

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

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To:	Carroll, John (BOS)
Subject:	I Support "Legacy Small Business" Please consider our neighborhoods and protect.
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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) Request for Hearing on a subject matter at Committee 3. Request for Letter beginning with "Supervisor 4. inquires..." 5. City Attorney Request Call File No. 6. from Committee. Budget and Legislative Analyst Request (attached written Motion) 7. Substitute Legislation File No. 8. Reactivate File No. 9. Topic submitted for Mayoral Appearance before the Board on 10. The proposed legislation should be forwarded to the following (please check all appropriate boxes): □ Small Business Commission \Box 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): □ No \Box Yes (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.