



JACKSON SQUARE  
HISTORIC DISTRICT  
ASSOCIATION

January 9, 2018

Planning Commission  
City Hall, Room 110  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**President Richard Hillis, Commissioners, & Secretary Jonas Ionin:**

We're writing to strongly support Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B).

The small Jackson Square Historic District with boundaries coincident with the SUD, is comprised of just six square blocks and multiple alleyways containing San Francisco's only remaining 1850's-1880's historic building assets. All are unique architectural survivors of the 1906 earthquake and fire.

While the Commission deliberates various amendments to other Districts, we respectfully request that it consider amending the Jackson Square Special Use District. As mixed-use community stewards of this small historic neighborhood, the Jackson Square Historic District Association initiated this amendment process. We strongly support the revisions to the Conditional Use Authorization for restaurants and limited restaurants and bars in Jackson Square, and support the expansion of CUA for office use to the entirety of the Historic District.

The Association believes in a mixed use strategy, and our currently vibrant mix includes boutique retailers, gallery spaces, residences, and design firms (SF Chronicle: "Gold Rush-era Jackson Square Becomes Hot Again with Retailers", July 2017). Approximately 15 bars and restaurants that serve liquor also currently operate within the District's tiny boundaries, some negatively impacting adjacent properties, and literally dozens more surround the District on all sides.

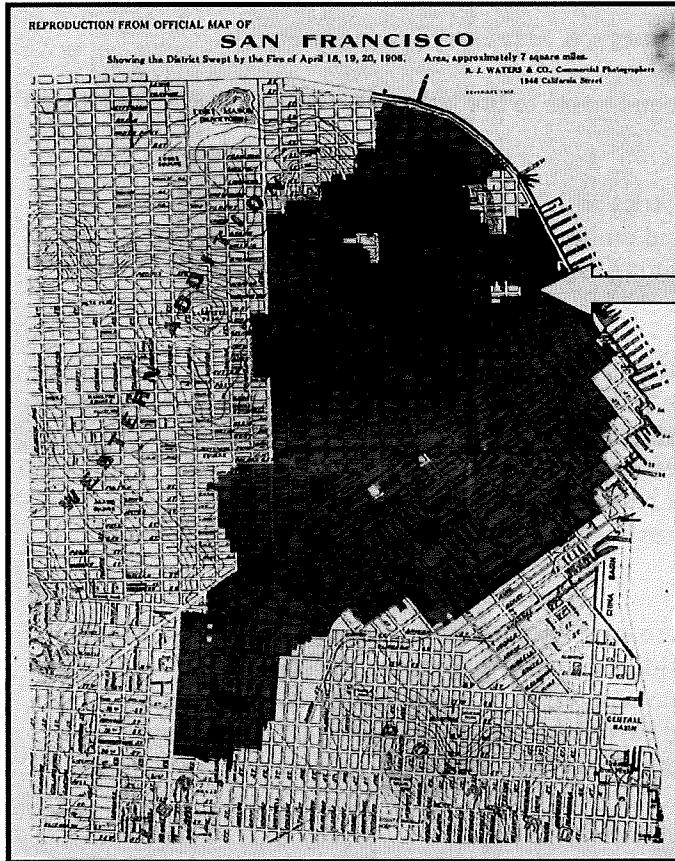
The proposed regulations already exist in the adjacent North Beach Special Use District, where (and as in many other cities) they have helped to cultivate a vibrant commercial mix, characterized by varied uses and an array of businesses. A lack of similar protections for Jackson Square will only incentivize commercial rent speculation for higher bar/restaurant rents.

We appreciate the Commission's consideration of our mixed use protection needs in this small Historic District and look forward to the Commission's support.

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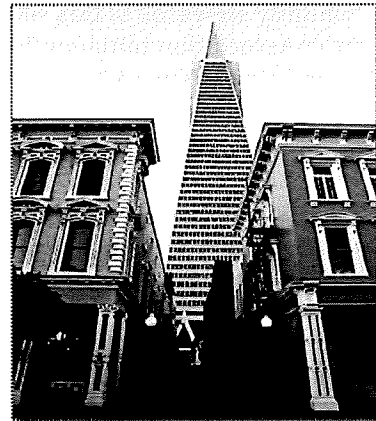
Sincerely,

Matthew Stegman  
Jackson Square Historic District Association



The tiny Jackson Square Historic District comprises the City's only remaining historic 1850's-1880's building assets and physical reminders of our beginnings as a great Pacific port.

(Red Areas destroyed in '06 Quake & Fire).



Planning Commission City Hall, Room 110  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

January 9, 2018

**Dear President Richard Hillis, Commissioners, & Secretary Jonas Ionin,**

We're writing to strongly support Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B). The 42 Hotaling HOA fully supports Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B)

Our small neighborhood bears an undue share of the nightlife and restaurant burden. The residential portion of our community works exceedingly hard to maintain this historic treasure, but the demands placed on area by nightlife usage create incredible challenges. From yelling, smashed glass, improperly disposed of trash, vagrancy, drug needles and more, our neighborhood simply cannot handle more food and beverage usage. It is time for other communities to bear some of that burden.

A vibrant mixed use strategy must include boutique retailers, gallery spaces, residences, and design, not more food and beverage. Approximately 15 bars and restaurants that serve liquor also currently operate within the District's tiny boundaries, many negatively impacting adjacent properties, and literally dozens more surround the District on all sides. My small block is littered with trash, recycling and compost bins almost 7 days a week, all of which have been improperly placed on the curb overflowing and without locks for vagrants to knock over and sift throughout the week and weekend. Furthermore, the drains on our block are constantly overflowing cesspools thanks to irresponsible cleaning by restaurants. Due to the many bars, there are constantly bottles and needles left around in the morning for passersby to wade through. I attach some photos for your consideration.

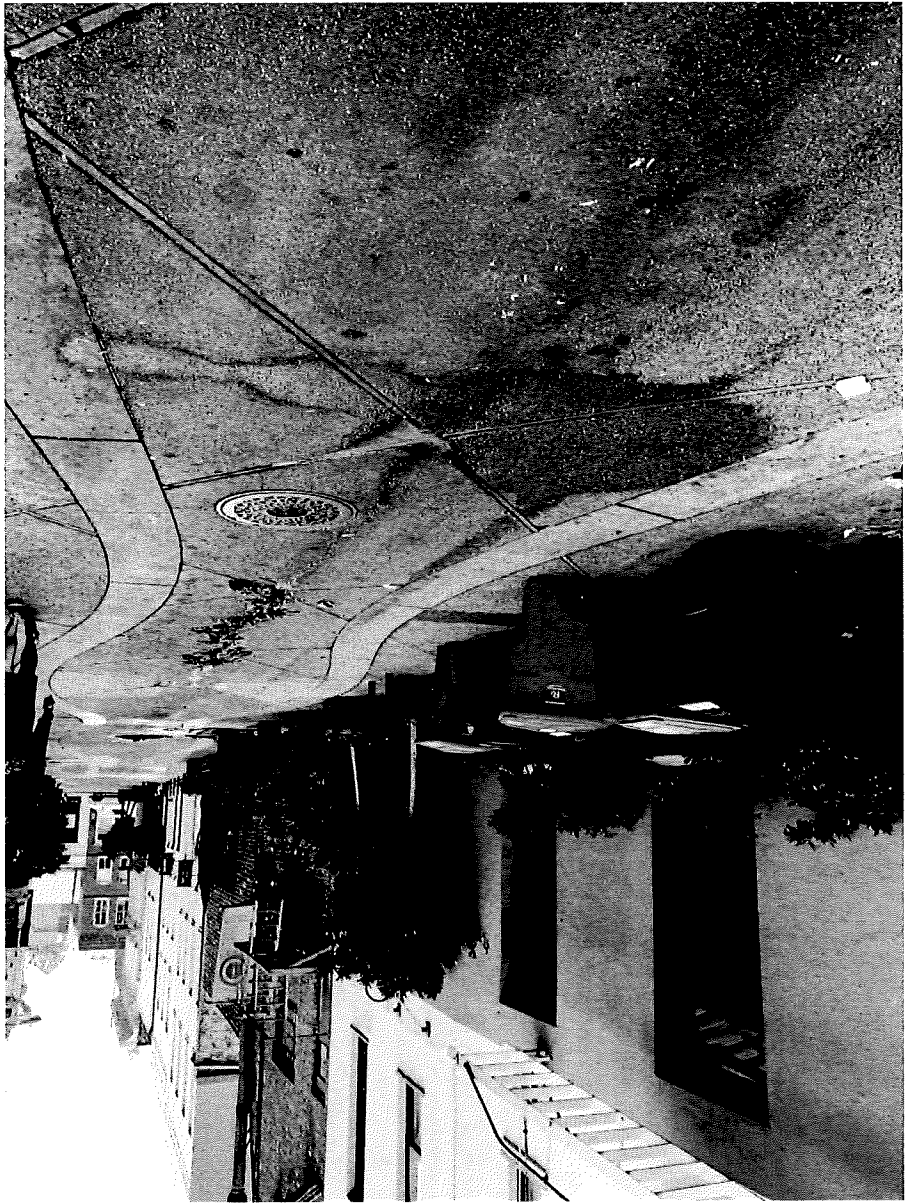
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Sincerely,

Angela Braverman (42 Hotaling Place)  
Hotaling Stables Building HOA

















*25 Hotaling Place Homeowner's Association*

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January 11, 2018

Planning Commission  
City Hall, Room 110  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

President Richard Hillis & Commissioners,

As residential owners and neighborhood volunteers in the Jackson Square Historic District, we fully support Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B).

Our buildings, as others in the Historic District, date from the 1860's-1880's and attract regular walking tours year round. We put tremendous effort into maintaining our properties and the neighborhood, including paying privately for Cleanscapes SF daily clean-up of the ongoing damage, trash, feces, graffiti, and broken beer/liquor bottles we face as City residents every day.

Much of the broken glass, property damage, noise, illegal grease dumping, and vandalized/broken trees are directly attributable to many of the multiple bars & restaurants already within the District. These uses have an outsized negative impact on the surrounding blocks and properties from intoxicated customers damaging trees and property in the neighborhood after drinking. While we believe a commercial mix requires balance, and this small District is already saturated with liquor licenses. We need mixed use and CUA protections to avoid landlord commercial rent speculation from pushing this ratio even higher.

The District currently hosts an attractive community of non-chain retailers, residences, gallery spaces, design firms (and multiple bars/restaurants and offices) as described in the recent SF Chronicle: "Gold Rush-era Jackson Square Becomes Hot Again with Retailers", July 2017. We hope the Commission will consider our community goals toward balancing a reasonable mix and provide CUA protections for the JSHD.

Kindest Regards,  
Charles Carbone, Esq  
President, 25 Hotaling Place Homeowner's Association

