

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: 701 Valencia Appeal - correspondence attached
Date: Thursday, May 10, 2018 1:27:14 PM
Attachments: [701 Valencia Appeal documents.pdf](#)

From: Pha Pha (Anna) Hamilton [mailto:ajptdh@gmail.com]

Sent: Thursday, May 10, 2018 11:28 AM

To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

Cc: Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Dairo Romero <dromero@medasf.org>; Julie Leadbetter <julie.leadbetter@me.com>; Chris Block <chrisblock1961@gmail.com>; carlin16@icloud.com; Miguel <mgl894@aol.com>; Alejandro Aguayo <regalitoalex@gmail.com>; Darrin Fox <darrinearfox@gmail.com>

Subject: 701 Valencia Appeal - correspondence attached

Dear Board of Supervisors,

Please find attached scanned documents (e.g., letters, petitions) pertaining to the Appeal for 701 Valencia Street. I was told electronic correspondence was preferable, but please let me know if we should submit them in a different form.

Thank you for your consideration and all that you do for our wonderful city and neighborhoods!

Best,
Anna Hamilton - neighborhood organizer

3498 18th Street, 94110
415-652-0772

**PLEASE HONOR THE PLANNING COMMISSION'S DECISION
& THE PLANNING DEPARTMENT'S RECOMMENDATION**

File No. 180403: Hearing - Appeal of Conditional Use Authorization - 701 Valencia Street

Background/ history:

- Project sponsor illegally ran parking/ other businesses for over 10 years in space
- Project sponsor is not the owner of lot, but Cherin's Appliances tenant
- Planning Commission **unanimously decided to:**
 - Approve project sponsor's parking business
 - **reject food trucks condition**
- Per Planning Appeal Response Memo May 3, 2018, **Planning Department recommends upholding Planning Commission's decision**

Why the Planning Commission/neighborhood oppose the food trucks

- Negative impact on local businesses
 - Food trucks would be operating **within feet** of two immigrant Latino-owned restaurants, creating unfair competition and negatively impacting business
 - Brick-and-mortar business pay numerous fees, taxes, and high rent
 - Food trucks can move — existing businesses cannot
 - To date 20 small businesses in/around the Valencia Corridor and 3 community organizations have signed letters of support opposing this appeal.
- Location is not appropriate
 - The Valencia Corridor is **saturated with restaurants** at a variety of price points and **not** a food desert
 - Food truck hubs such as SomaEats, Off the Grid, Spark Social are located in areas with limited food options and less dense residential areas
 - Negative impact on surrounding residents and families with added noise, late night hours, congestion, air quality issues, and alcohol use

*We are **not** anti-food truck or anti-new business however, this proposal is neither necessary nor desirable for our neighborhood and its small businesses and residents.*

Please vote to REJECT this appeal and uphold the unanimous decision by the Planning Commission & recommendation by the Planning Department.

Thank you for your consideration & your service to our City!

(see other side for complete list of neighborhood supporters to date)



**Please Vote to REJECT the
701 Valencia Street Appeal &
Uphold the Unanimous
Decision by the Planning
Commission!**



File No. 180403: Hearing - Appeal of Conditional Use Authorization - 701 Valencia Street

Please find following:

Letters of support from small businesses (as of 5/8/18):

- | | |
|---------------------------------|--------------------------------------|
| 1) Taqueria el Buen Sabor | 11) Taqueria La Cumbre |
| 2) Regalito Rosticeria | 12) Supreme Pizza |
| 3) El Toro Taqueria | 13) Gallardo's Mexican
Restaurant |
| 4) Raw Sugar Factory | 14) Thanh Tam II |
| 5) Valencia Pizza and Pasta | 15) Yamo |
| 6) Alhamra Indian
Restaurant | 16) Blondie's Bar |
| 7) We Be Sushi | 17) Burger Joint |
| 8) Frjtz | 18) Pay & Save Market |
| 9) West of Pecos | 19) Rhea's Market & Deli |
| 10) Puerto Alegre | 20) Ali Baba's Cave |

Letters of support to date from Community Organizations:

- Mission Neighborhood Centers, Inc.
- The Women's Building
- Mission Economic Development Agency (MEDA)

Petitions signed by residents who live in proximity of the proposed site

**Regarding: File No. 180403:
Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street**

May 7, 2018

Estimados miembros de la Junta de Supervisores:

Mi hermana y yo somos los dueños del Buen Sabor. Llevamos casi 25 años en 699 Valencia. En total trabajamos 16 personas acá con lo cual apoyamos a nuestras familias. La competencia para los restaurantes en esta area es muy fuerte y sería aún mas difícil para nosotros si tuvieramos que competir con los carros ambulantes de comida, ya que estos no pagarían el mismo alquiler o impuestos que los negocios locales. Para nosotros sería particularmente difícil ya que estamos ubicados directamente en frente de 701 Valencia. Además, ellos tiene la capacidad de moverse si no les va bien, pero nosotros estamos comprometidos a quedarnos aquí. Nuestros vecinos también estan preocupados porque los carros ambulantes causarían mas contaminación del aire y mas ruido. Igualmente están preocupados porque el estacionamiento y el tráfico empeorarían, lo cual impactaría a los residents y nuestros clients. Les suplicamos que protejan a los negocios locales de la competencia injusta y rechazen le apelación del patrocinador del proyecto en el aparcamiento de Cherin's.

Sinceramente,



Blanca Echeverria y Miguel Echeverria
Owners of Taqueria El Buen Sabor



Dear Board of Supervisors:

My sister and I are the owners of "El Buen Sabor". We have been at 699 Valencia St. for nearly 25 years. 16 people work here in total and we all support our families with this income. The competition for restaurants in this area is very strong and it would be even more difficult for us if we had to compete with the food trucks, given that they don't pay the same rent or taxes that local businesses do. It is particularly difficult for us as we are located across the street from 701 Valencia. On top of that, they have the capacity to move if business doesn't go well, but we do not have the same flexibility. Our neighbors also are worried because the food trucks would create more air and noise pollution. They are also worried that parking and traffic would worsen which would have an impact on residents and our clients. We ask you to protect local businesses from unfair competition and reject the appeal of the project sponsor for Cherin's parking lot.

Sincerely,

Blanca Echeverria y Miguel Echeverria
Owners of Taqueria El Buen Sabor

May 6, 2018

c/o Angela Calvillo,
Clerk of the Board of Supervisors
Room 244, City Hall
1 Dr. Carlton B. Goodlett place
San Francisco, CA 94102

Re: File No.180403:Hearing-Appel of Conditional Use Authorization-701 Valencia Street

Dear Board Supervisors,

I'm writing to support the planning commission unanimous decision regarding the Conditional use proposal at 701 Valencia (the Cherin's appliances parking lot.) I'm ask that you also reject the project sponsor's appeal.

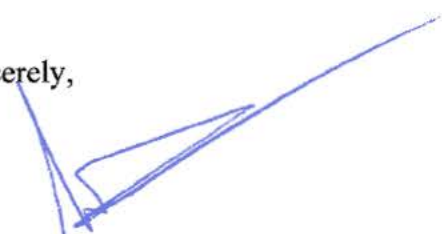
Regalito Rosticeria is a small business in the Valencia corridor, I'm feel that food trucks at 701 Valencia create unfair competition in an area with so many eating and drinking options at a variety of price points. I pay numerous fees, taxes, as well as high rent. A food truck can move its business- we cannot. The area surrounding 701 Valencia has several closed storefronts due to the high rent and fierce competition in the area.

It is challenging to remain profitable in such a market, and adding a food truck village will put pressure on our existing business.

I ask you to honor the planning commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia street corridor such as Regalito.

Thank you for your consideration.

Sincerely,



Eduardo Aguayo
REGALITO ROSTICERIA
3481 18TH Street

May 2, 2018

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

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision regarding the conditional use proposal at 701 Valencia (the Cherin's Appliances parking lot).

We ask that you also reject the project sponsor's appeal.

As a small business in the Valencia Corridor, we feel that food trucks at 701 Valencia create unfair competition in an area already saturated with eating and drinking options at a variety of price points.

As a brick-and-mortar business, we pay numerous fees, taxes, as well as high rent. A food truck can move its business — we cannot. The area surrounding 701 Valencia has several closed storefronts due to the high rents and fierce competition in the area.



It is challenging to remain profitable in such a market, and adding a food truck village will put pressure on our existing businesses. We believe occupation of commercial space should be encouraged. We are not opposed to new business, but we agree with the Planning Commission and feel this proposal is not appropriate for 18th and Valencia Streets.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name:

GONZALEZ ESPINOZA

Business name:

Address: EL TORO TAQUERIA

(El Toro Taqueria)

THE PROPOSAL OF A FOOD TRUCK LOT WILL CAUSE A NEGATIVE IMPACT TO THE RESIDENTIAL AND BUSINESS AREA ON VALENCIA ST.

THE FOOD TRUCK WILL CAUSE AIR QUALITY AND NOISE CONTAMINATION FROM FOOD ODORS OF THEIR COOKING EQUIPMENT TO THE RESIDENTIAL AREA.

THE FOOD TRUCK LOT WILL WORSEN THE PARKING AND TRAFFIC CONDITION TO THE AREA AND WILL DIMINISH PARKING FOR RESIDENTS AND FOR CUSTOMERS OF THE PRESENT BUSINESSES.

FOOD TRUCK LOT WILL CAUSE A NEGATIVE IMPACT TO THE AREA AS A WHOLE RESIDENTIAL AND BUSINESS.

I OWN 5 BUILDINGS IN THE AREA AND THIS WILL CAUSE A HARMFUL ENVIRONMENT TO MY TENNANTS.

(El Toro
Taqueria)

page 2 of
2

May 2, 2018

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

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

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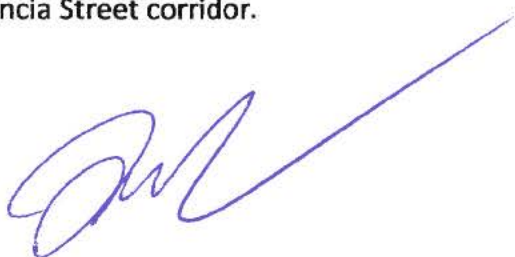
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We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name: ALAN PANONVICH



Business name: RAW SUGAR FACTORY

Address:

525 VALENCIA ST

SAN FRANCISCO, CA 9410

May 2, 2018

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

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

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We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name:



Business name:

Address:

Valencia Pizza & Pasta
801 Valencia

May 2, 2018

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

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Thank you for your consideration.

Sincerely,

Name:

AIJAZ GHANI

Business name:

AL-HAMRA INDIAN RESTAURANT

Address:

3083 16th St. SF 94103

May 2, 2018

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

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We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name: Eiichi Tonozuka  5/2/18
Business name: We Be Sushi
Address: 538 Valencia St. SF, CA 94110

May 2, 2018

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

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Thank you for your consideration.

Sincerely,

Name:

Fritz LLC

(Fritz)

Business name:

Address:

3412 17th St
Santiago Rodriguez

May 2, 2018

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

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Thank you for your consideration.

Sincerely,

Name:

J. A. Proff

Business name:

Address:

Supreme Pizza

3348 18th San Fco. CA 94110

May 2, 2018

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

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Thank you for your consideration.

Sincerely,

Name: Tyler MacNhen

Business name: West of Peccos

Address: 550 Valencia St.
SF 94110

May 2, 2018

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

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Thank you for your consideration.

Sincerely,

Name:

ANPARO VIGIL

Business name:

Address:

PUERTO ALEGRE

546 VALENCIA ST

SF CA 94110

(Puerto Alegre)

May 3, 2018

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

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

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Thank you for your consideration.

Sincerely,

Name: *Edward Duran*
Business name: *Taqueria La Cumbre*
Address: *515 Valencia St.*
San Francisco, CA 94110
415-863-8205

u cc
May 3, 2018

3G
Board of Supervisors
% Angela Calvillo, Clerk of the Board of Supervisors
Room 244, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

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Thank you for your consideration.

Sincerely,

Name:

Business name:

Address:



Juan Gallardo

Gallardo's Mexican Restaurant

324E 18th St S.F.C. 94110

415 436 9387

May 3, 2018

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

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Thank you for your consideration.

Sincerely,

Name:

Business name:

Address:

THANH-TAM U
577 VALENCIA ST
SF-CA-94110

May 3rd, 2018

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

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Thank you for your consideration.

Sincerely,

Name:

Michelle Kaiche

Business name:

YAMO

Address:

3406 18th Street

San Francisco, CA 94110

May 4th, 2018

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

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Thank you for your consideration.

Sincerely,

Name:

Nikki Dowdell

Business name:

Blondes Bar

Address:

540 Valencia St Ca 94110

May 6, 2018

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

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Dear Board of Supervisors,

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We ask that you also reject the project sponsor's appeal.

As a small business in the Valencia Corridor, we feel that food trucks at 701 Valencia create unfair competition in an area already saturated with eating and drinking options at a variety of price points.

As a brick-and-mortar business, we pay numerous fees, taxes, as well as high rent. A food truck can move its business — we cannot. The area surrounding 701 Valencia has several closed storefronts due to the high rents and fierce competition in the area.

It is challenging to remain profitable in such a market, and adding a food truck village will put pressure on our existing businesses. We believe occupation of commercial space should be encouraged. We are not opposed to new business, but we agree with the Planning Commission and feel this proposal is not appropriate for 18th and Valencia Streets.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name: *Nidal Nazza*
Business name: *Burger Joint +*
Address: *807 Valencia St
S.F CA 94110*

May 6, 2018

Board of Supervisors

% Angela Calvillo, Clerk of the Board of Supervisors

Room 244, City Hall

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision regarding the conditional use proposal at 701 Valencia (the Cherin's Appliances parking lot).

We ask that you also reject the project sponsor's appeal.

As a small business in the Valencia Corridor, we feel that food trucks at 701 Valencia create unfair competition in an area already saturated with eating and drinking options at a variety of price points.

As a brick-and-mortar business, we pay numerous fees, taxes, as well as high rent. A food truck can move its business — we cannot. The area surrounding 701 Valencia has several closed storefronts due to the high rents and fierce competition in the area.

It is challenging to remain profitable in such a market, and adding a food truck village will put pressure on our existing businesses. We believe occupation of commercial space should be encouraged. We are not opposed to new business, but we agree with the Planning Commission and feel this proposal is not appropriate for 18th and Valencia Streets.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name: Zuhdi Khalil

Business name: Pay And Save Market
Address: 599 Guerrero Street S.F. CA 94110

May 6, 2018

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

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision regarding the conditional use proposal at 701 Valencia (the Cherin's Appliances parking lot).

We ask that you also reject the project sponsor's appeal.

As a small business in the Valencia Corridor, we feel that food trucks at 701 Valencia create unfair competition in an area already saturated with eating and drinking options at a variety of price points.

As a brick-and-mortar business, we pay numerous fees, taxes, as well as high rent. A food truck can move its business — we cannot. The area surrounding 701 Valencia has several closed storefronts due to the high rents and fierce competition in the area.

It is challenging to remain profitable in such a market, and adding a food truck village will put pressure on our existing businesses. We believe occupation of commercial space should be encouraged. We are not opposed to new business, but we agree with the Planning Commission and feel this proposal is not appropriate for 18th and Valencia Streets.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name: JAMES CHOI

Business name: RHEA'S MARKET & DELI

Address: 800 VALENCIA ST. SF CA 94110

May 7, 2018

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

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision regarding the conditional use proposal at 701 Valencia (the Cherin's Appliances parking lot).

We ask that you also reject the project sponsor's appeal.

As a small business in the Valencia Corridor, we feel that food trucks at 701 Valencia create unfair competition in an area already saturated with eating and drinking options at a variety of price points.

As a brick-and-mortar business, we pay numerous fees, taxes, as well as high rent. A food truck can move its business — we cannot. The area surrounding 701 Valencia has several closed storefronts due to the high rents and fierce competition in the area.

It is challenging to remain profitable in such a market, and adding a food truck village will put pressure on our existing businesses. We believe occupation of commercial space should be encouraged. We are not opposed to new business, but we agree with the Planning Commission and feel this proposal is not appropriate for 18th and Valencia Streets.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name: Husein Dawah

Business name: Ali Baba's Cave

Address: 799 Valencia St
S.F



Mission Neighborhood Centers, Inc.
Administrative Offices
362 Capp Street, San Francisco, California 94110
Phone (415) 206-7747 Fax (415) 647-6911



May 02, 2018

Board of Supervisors
c/o Angela Calvillo, Clerk of the Board of Supervisors
Room 244, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Board of Supervisors,

We are writing in support of the Planning Commission's unanimous decision regarding the conditional use proposal at 701 Valencia St. (at Cherin's Appliances parking lot).

We ask that you also reject the project sponsor's appeal.

As a longstanding non-profit agency in the Mission community who strives to empower and advocate for its low income community, we feel that food trucks at 701 Valencia St. will create an unfair competition in an area already saturated with eating and drinking options.

Adding a food truck village at this location will not only will negatively impact small businesses who are striving to survive in our gentrified community but will also great increase the congestion on the busy Valencia St. and 18th Street transit corridor.

We ask you to honor the Planning Commissions' unanimous decision and reject the appeal to have food trucks at 701 Valencia St.

Thank you for considering our request.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Bermudez". The signature is fluid and cursive, written over a white background.

Maria Bermudez

Operations Director



May 3rd, 2018
Board of Supervisors
% Angela Calvillo, Clerk of the Board of Supervisors
Room 244, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision regarding the conditional use proposal at 701 Valencia (the Cherin Appliances parking lot).

We ask that you also reject the project sponsor's appeal.

As a longstanding non-profit agency in the Mission community who strives to empower and advocate for its low income community, we feel that food trucks at 701 Valencia St. will create an unfair competition in an area already saturated with eating and drinking options at a variety of price points.

Adding a food truck village at this location will not only negatively impact small businesses who are striving to survive in our gentrified community, but will also greatly increase the congestion on the busy Valencia St. and 18th St. transit corridor.

The area surrounding 701 Valencia has several closed storefronts due to the high rents and fierce competition in the area.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa Mejia", is written over the typed name.

Teresa Mejia

Executive Director
The San Francisco Women's Building
3543 18th St. #8
San Francisco, CA 94110



May 1, 2018

Supervisor Hillary Ronen
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, Ca 94102-4689

Via E-mail: hillary.ronen@sfgov.org

Dear Supervisor Ronen:

After reviewing the circumstances of the appeal to allow the permitting of a food truck at 701 Valencia St (#2018-003967MIS), we have determined that a project such as this at this location is not in the best interest of the Mission community.

We are sensitive to widespread concerns from long-standing residents and restaurants in the surrounding area who are worried about the impacts of a mobile food-service option being legalized in an already high-traffic, rapidly gentrifying area. We are also sympathetic to the concern regarding the potential advantages and impacts that a mobile food service operation may have over nearby longtime brick and mortar restaurants.

MEDA would like to be clear that we are not opposed to either this food service operation itself, nor the idea of food truck service in general, but we are rather concerned particularly about a food truck becoming permitted at this particular location at this sensitive time.

We respectfully request your assistance in denying the appeal currently pending before the San Francisco Board of Supervisors.

Sincerely,

A handwritten signature in black ink, appearing to read "Norma P. Garcia", written in a cursive style.

Norma P. Garcia
Director of Policy & Advocacy
Mission Economic Development Agency (MEDA)

cc: Amy Beinart, Office of Supervisor Hillary Ronen
Carolina Morales, Office of Supervisor Hillary Ronen

PETICION PUBLICA PARA LA JUNTA DE SUPERVISORES DE SAN FRANCISCO

Estimados miembros de la Junta de Supervisores,

Escribimos para expresar nuestro apoyo por la decisión unánime de la Comisión de Planificación de negar el uso condicional de 701 calle Valencia (el aparcamiento de Cherin's) para negocios de comida. Les pedimos que ratifiquen la decisión de la Comisión y rechazen la apelación del patrocinador del proyecto.

Estamos de acuerdo con la Comisión de Planificación porque en nuestro vecindario las opciones para comer y beber a diferentes precios son numerosas. Estas incluyen restaurantes con mesas al aire libre. Si se establece una zona para los camiones de comida, los restaurantes locales sufrirán la presión adicional. Nosotros apreciamos y apoyamos a nuestros vecinos que tienen negocios pequeños, incluyendo a negocios de inmigrantes y Latinos. Por favor protejanlos de la competencia injusta.

Nosotros también opinamos que si llegan varios camiones de comida, el ruido y el tráfico aumentarán. Ya hay mucho tránsito peatonal, actividades a horas muy tarde en la noche y con muchas personas embriagadas. Nosotros trabajamos y tenemos familias, de tal manera que una instalación de comida y bebida al aire libre tendrá un impacto negativo en nuestras vidas. Le suplicamos que tomen en cuenta nuestra calidad de vida.

Les pedimos que respeten la decisión unánime de la Comisión de Planificación y rechazen la apelación para tener camiones de comida en 701 calle Valencia. Muchas gracias por su consideración.

Sinceramente,

Vecinos:

Nombre	Dirección:	Fecha
1. Jorge Vasquez Fabian	167 Lexington St	04/30/18
2. Carlos A Buger	195 14 St	4/30/18
3. Ileana Cebalero	195 14 St	4/30/18
4. Vicente de Almeida	169 Lexington St	4/30/18
5. Guadalupe Grah	3521-18th Apt#6	4-30-18
6. Javier Hernandez	869 S Van Ness	4-30-18
7. Josue Villamil	326 20th St.	4-30-18
8. Luz M. Zurch	907 Valenciast	5-2-18
9. Victor M.	907 Valencia	5-2-18
10. Rita Vasquez	307 Capp St	5-1-18
11.		

PETICION PUBLICA PARA LA JUNTA DE SUPERVISORES DE SAN FRANCISCO

Estimados miembros de la Junta de Supervisores,

Escribimos para expresar nuestro apoyo por la decisión unánime de la Comisión de Planificación de negar el uso condicional de 701 calle Valencia (el aparcamiento de Cherin's) para negocios de comida. Les pedimos que ratifiquen la decisión de la Comisión y rechazen la apelación del patrocinador del proyecto.

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Les pedimos que respeten la decisión unánime de la Comisión de Planificación y rechazen la apelación para tener camiones de comida en 701 calle Valencia. Muchas gracias por su consideración.

Sinceramente,

Vecinos:

Nombre	Dirección:	Fecha
1. Jose San Lexington	st 94110	15/1A
2. Erick Reyna	3521 18 th st apt 4, SF, CA 94110	05/1/2018
3. Yobany Prado	30 Sycamore Apartamento	30 9-5 1/2
4. Luisa Vanez	3521 18 th st apt 1, SF CA 94110	5/1/2018
5. Laura Yunes	3521 18 th st apt 1, SF CA 94110	5/1/2018
6. Laura Salcedo	3521 18 th st apt 1 SF CA 94110	5/1/18
7. Luis Vanez	3521 18 th st apt 1 SF CA 94110	5/1/18
8. Sofia Gentry	540 Cappst SF. CA. 94110	5-1-18
9. Victor Vazquez	2155 Mission St Apt 302 94110	5-1-18
10.		
11.		

PETICION PUBLICA PARA LA JUNTA DE SUPERVISORES DE SAN FRANCISCO

Estimados miembros de la Junta de Supervisores,

Escribimos para expresar nuestro apoyo por la decisión unánime de la Comisión de Planificación de negar el uso condicional de 701 calle Valencia (el aparcamiento de Cherin's) para negocios de comida. Les pedimos que ratifiquen la decisión de la Comisión y rechazen la apelación del patrocinador del proyecto.

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Les pedimos que respeten la decisión unánime de la Comisión de Planificación y rechazen la apelación para tener camiones de comida en 701 calle Valencia. Muchas gracias por su consideración.

Sinceramente,

Vecinos:

Nombre	Dirección:	Fecha
1. Monica R	94110	5-1-18
2. Gabriel R	3521-18 st	5-3-18
3. Erandira J.	3521-18 st . 94110	5-3-18
4. Diana B.	3521 18 st. 94110	5-3-18
5. Laura Sampedo	3521-18st 94110	5-3-18
6. Laura yanez	3521 18st 94110	5-3-18
7. Fabiola Perez	3521 18st 94110	5-3-18
8. Maria Renteria	3521 18st 94,110	5-3-18
9. Estefany Rosas	94110	5-3-18
10. Marco Jaramillo	3521 18st 94110	5-4-18
11. Adan J	3521 18st 94110	5-4-18

PETICION PUBLICA PARA LA JUNTA DE SUPERVISORES DE SAN FRANCISCO

Estimados miembros de la Junta de Supervisores,

Escribimos para expresar nuestro apoyo por la decisión unánime de la Comisión de Planificación de negar el uso condicional de 701 calle Valencia (el aparcamiento de Cherin's) para negocios de comida. Les pedimos que ratifiquen la decisión de la Comisión y rechazen la apelación del patrocinador del proyecto.

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Les pedimos que respeten la decisión unánime de la Comisión de Planificación y rechazen la apelación para tener camiones de comida en 701 calle Valencia.
Muchas gracias por su consideración.

Sinceramente,

Vecinos:

Nombre	Dirección:	Fecha
1. Ana Maroz	21 Lexington st	5/3/18
2. Elias Ardon	21 Lexington St	5/3/18
3. Angelica Echeverria	94110	5/3/18
4. Juan Lazo	94134	5/3/18
5. Aurora Mora	94134	5/3/18
6. Alfredo Echeverria	699 Valencia	5/3/18
7. Diana Ramirez	94110	5/3/18
8. Camelo Cofuro	94110	5/5/18
9. MARIA GIRON	94110	5/5/18
10. ANTONIO DOMINGUEZ LOZA	94110	5/8/18
11. Arrelia Salgado Millan	94110	5-8-18

PETICION PUBLICA PARA LA JUNTA DE SUPERVISORES DE SAN FRANCISCO

Estimados miembros de la Junta de Supervisores,

Escribimos para expresar nuestro apoyo por la decisión unánime de la Comisión de Planificación de negar el uso condicional de 701 calle Valencia (el aparcamiento de Cherin's) para negocios de comida. Les pedimos que ratifiquen la decisión de la Comisión y rechazen la apelación del patrocinador del proyecto.

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Les pedimos que respeten la decisión unánime de la Comisión de Planificación y rechazen la apelación para tener camiones de comida en 701 calle Valencia.
Muchas gracias por su consideración.

Sinceramente,

Vecinos:

Nombre	Dirección:	Fecha
1. Araceli Pérez	677 VALENCIA Apt. #5	5-2-18
2. Cinthya Nieto	94110	5-2-18
3. Gladis Orellana	677 Valencia Apt. #4	5-3-18
4. Angelina del Toro	94110	5-3-18
5. Maria Centeno	94110	5-3-18
6. Yeliza Ozequera	677 Valencia	5-3-18
7. Sergio Sanchez	— 94110	5-3-18
8. Norma Pavone	94110	5/3/18
9. Pablo Ramos	2126 Mission	5/3/18
10. David Trojeque	94110	
	3479 18th St SF. CA 94110	5-3-18
11. Rosy Palomares	3479 18th St. SF CA 94110	5-3-18

PUBLIC PETITION for the BOARD OF SUPERVISORS OF SAN FRANCISCO

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision on the conditional use at 701 Valencia/ Cherin's parking lot. We ask that you reject the project sponsor's appeal.

We agree with the Planning Commission because we feel our neighborhood has many good options for eating and drinking including restaurants with outdoor seating. There are many kind of foods available at different price points. Adding a food truck village will put pressure on existing businesses. We value our neighbors who own and run small business, including immigrant and Latino businesses. Please protect these businesses from unfair competition.

We also feel having a food truck village would create noise, congestion, and create opportunities for bad behavior. We feel there is already a lot of foot traffic, noise, and late night activity. We are families and working people and an outdoor eating/ drinking venue will negatively impact our lives. Please also consider residents' quality of life.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have a food truck village at 701 Valencia Street. Thank you for your consideration.

Sincerely,

Neighbors:

Name	Address:	Date
1. MICHAEL MCCONNELL	3614 18TH ST (FAYES OWNER) 170 ALBION #5	5/3/18
2. Eric Lomowski	494 14th st SF	5/3/18
3. Aimee Hamilton	3490 18th St SF	5/4/18
4. José VARGAS	54 OAKWOOD ST, 94110	5/7/18
5. Brad Koester	3448 18th St SF 94110	5/7/18
6. ANNA HAMILTON	3498 18th St 94110	5/7/18
7. DARLIN FOX	3495 15th St 94110	5-8-18
8. JULIE LEADBETTER	716 VALENCIA 94110	5-8-18
9. Lyndsey Hawkins	3-148 18th St 94110	5/9/18
10.		

PETICION PUBLICA PARA LA JUNTA DE SUPERVISORES DE SAN FRANCISCO

Estimados miembros de la Junta de Supervisores,

Escribimos para expresar nuestro apoyo por la decisión unánime de la Comisión de Planificación de negar el uso condicional de 701 calle Valencia (el aparcamiento de Cherin's) para negocios de comida. Les pedimos que ratifiquen la decisión de la Comisión y rechazen la apelación del patrocinador del proyecto.

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Les pedimos que respeten la decisión unánime de la Comisión de Planificación y rechazen la apelación para tener camiones de comida en 701 calle Valencia. Muchas gracias por su consideración.

Sinceramente,

Vecinos:

Nombre	Dirección:	Fecha
1. Nelly Garcia	672 Valencia St Apt 43 S. F. CA 94110	5-2-18
2. Jose Pérez	3521 18th	5-3-18
3. Johnny Ruiz	1064 South Van Ness	5-3-18
4. Ana Echeverria	94110	
5. Jose Gomez	60 Mission 94103	5-05-2018
6. Graciela Ramos	255 Mission St	5-7-2018
7. Ana Melva Perez	578 Guerrero St	5-7-18
8. Chedec Echeverria	677 Valencia Apt. H5	5-7-18
9. Antoni Cruz	94110	5-7-18
10. Eba Ocampo	94110	5-7-18
11. Julian Gonzalez	2262 Mission St 94110	5-7-2018

PUBLIC PETITION for the BOARD OF SUPERVISORS OF SAN FRANCISCO

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision on the conditional use at 701 Valencia/ Cherin's parking lot. We ask that you reject the project sponsor's appeal.

We agree with the Planning Commission because we feel our neighborhood has many good options for eating and drinking including restaurants with outdoor seating. There are many kind of foods available at different price points. Adding a food truck village will put pressure on existing businesses. We value our neighbors who own and run small business, including immigrant and Latino businesses. Please protect these businesses from unfair competition.

We also feel having a food truck village would create noise, congestion, and create opportunities for bad behavior. We feel there is already a lot of foot traffic, noise, and late night activity. We are families and working people and an outdoor eating/ drinking venue will negatively impact our lives. Please also consider residents' quality of life.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have a food truck village at 701 Valencia Street. Thank you for your consideration.

Sincerely,

Neighbors:

Name	Address:	Date
1. Martina Ramos	70 Farragot Ave. SF.	5-5-2018
2. Ana Torres	38 San Carlos st. SF	5/7/18
3. Silvia Venegas	94110	5/7/18
4. Uriel Rexna	94110	5/7/18
5. Enao Calz	94110	5/7/18
6. Lucio Capula	94110	5-8-18
7.		
8.		
9.		
10.		
11.		

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: 701 Valencia Appeal - area data
Date: Thursday, May 10, 2018 1:27:35 PM
Attachments: [701 Valencia - restaurants 1-2 blocks.pdf](#)

From: Pha Pha (Anna) Hamilton [mailto:ajptdh@gmail.com]
Sent: Thursday, May 10, 2018 7:40 AM
To: Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>
Cc: Julie Leadbetter <julie.leadbetter@me.com>; Dairo Romero <dromero@medasf.org>; Chris Block <chrisblock1961@gmail.com>
Subject: 701 Valencia Appeal - area data

Dear Amy and Board of Supervisors

Please find attached the restaurant/ eating establishment data Supervisor Ronen's office requested at our meeting last week regarding the 701 Valencia Appeal. Due to the over-saturation of eating establishments in the area, we agree with the Planning Commission's decision and Planning Department's recommendation and feel the appeal should be rejected.

Below is also the requested summary of crime data near the site:

Over a five month period (11/7/17—4/30/18) [CrimeMapping.org](#) reported 40 total incidents on the 700 block of Valencia — of which 60% (24) were noise complaints.

During that same period, between the times of 6 PM — 6 AM, 82% of incidents reported were noise complaints.

Please uphold the Planning Commission's unanimous decision to allow the project sponsor to continue his valet parking business at 701 Valencia, but prohibits any food or restaurant use. Please let us know if you need any other information or have further questions.

Thank you for your service and consideration,

Anna Hamilton

3498 18th Street, 94110
415-652-0772

Restaurant Data

Related to: File No. 180403: - Appeal of Conditional Use Authorization – 701 Valencia Street

Please reject this appeal due to the saturation of the restaurants in the area.

- **1 block from 701 Valencia St. – 20 eating establishments**
- **2 blocks from 701 Valencia St. – an additional 51 eating establishments**
- **Total within 2 blocks – 71 eating establishments**

1 Block	2 Blocks	
<p><i>1 block east/ 1 block west on 18th St.</i></p> <ul style="list-style-type: none"> – Regalito – Yamo – Farina Pizzeria (vacant) – Farina (vacant) <p>4</p> <p><i>1 block north/ 1 block south on Valencia St.</i></p> <ul style="list-style-type: none"> – Ali Baba – Etcetera Wine Bar – Tacolicious – Vestry (vacant) – Cha-ya – Souvla – Craftsmen & Wolves 	<p><i>2nd block east/ 2nd block west on 18th St. (btwn Capp & Guerrero)</i></p> <ul style="list-style-type: none"> – L’Emigrante – Ken Ken Ramen – Tartine – Delfina Pizzeria – Delfina – Bi-Rite – Dolores Park Care – Namu Gaji – Bi-Rite Creamery – Yuzuki Japanese Eatery <p>10</p>	<p><i>2nd block east/ 2nd block west on 19th St</i></p> <ul style="list-style-type: none"> – Valencia Pizza & Pasta – Media Noche – Hog & Rocks (vacant) – Lazy Bear <p>4</p> <p><i>2nd block north/ 2nd block sound on Mission St. (btwn 18th/ 19th)</i></p> <ul style="list-style-type: none"> – Duc Loi – Commonwealth – Wes Burger – Mission Chinese – Mission Street Oyster Bar – Gracias Madre

- Brasserie St. James (vacant)
- Dandelion
- Mission Cheese
- Farina Pizzeria (vacant)
- Luna Park (vacant)
- El Buen Sabor
- Hawker Fare
- Mau
- Curry up now

16

Subtotal: 20

*2nd block north/ 2nd block south on
Valencia (btwn 16th & 20th)*

- Valencia Pizza & Pasta
- Burger Joint
- Phoenix
- Café Ethiopia
- Beehive
- Rhea's Market & Deli
- Frjtz
- El Toro
- Pira Pica (coming soon)
- Urchin (vacant)
- West of Pecos
- Puerto Allegre
- We Be Sushi
- Limon
- Indochine
- Sunflower
- Arinell's
- La Cumbre
- Raw Sugar Factory
- Nizario's Pizza
- Locanda
- Thanh Tam II
- Little Chihuahua

23

Subtotal: 33

- Alba Ray's

7

*2nd block north/ 2nd block south on
Mission St. (btwn 17th & 18th)*

- Southpaw
- Yucatasia
- Indian Palace
- Sycamore
- La Oaxaquena
- L'Emigrante
- Tawara

7

Subtotal: 18

From: [Zhou Xiaofei](#)
To: [BOS Legislation \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Thursday, May 10, 2018 12:13:35 PM

Dear Board of supervisors,

My name is Xiaofei Zhou. I was born in China and immigrated to United state for over 15 years. I consider San Francisco is my second hometown. I love this city. It is also the reason why I work very hard to try to keep me and my family to stay living in here.

I am working multiple jobs to keep up my income to feed my family. One of my job was driving Uber on the weekend. Couple of my friends who are also the Uber drivers usually meet with me together in the lunch time have a quick food bite and sharing the funs. As we all know there are not that many places where we can all find parkings and foods within the city, until we found a Señor Sisig's food truck on the corner of 18th & Valencia. We can finally park and sit on their outdoor bench for taking a nice quick break.

Unfortunately, The food truck recently disappeared. People told me that it got kicked out in this area because the complains from the 2 neighbor Latino restaurants. The reason of the complain is they felt their business were threatened by the Filipino food truck business. I totally don't agree with what they claimed. As I see, the line in the corner mexican restaurant is always long, but they don't even have enough sitting for their customers. Señor Sisig food truck was there providing more sitting spaces and a good relax place for everybody. Me and my friends can sit on Señor Sisig's bench to share foods from different restaurants, but we can never do the same in it's 2 neighbor mexican restaurants. We saw people were eating mexican burritos on Señor Sisig food truck sitting area. So their claim is not true. The food truck was helping all the businesses around it.

I really feel like how I just heard "the only Filipino food on the entire Valencia corridor being kicked out is anti-San Francisco". I hope you all to take take a closer look and reconsider of the decision was made. We do need a place like this in this community.

Thank you for taking your significant time to hear my voice. I will attend the appeal hearing on the 15th.

Sincerely,

Xiaofei Zhou

From: [Dino Goossens-Larsen](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street
Date: Thursday, May 10, 2018 11:46:24 AM

Dear Hillary Ronen and members of the Board of Supervisors,

This note is in support of Mr Motzek's proposed food truck establishment in the parking lot at 18th and Valencia streets (701 Valencia Street). I live just around the corner from this location behind the Elbo Room at 85 Sycamore Street and it pains me to see yet another group of individuals feeling disenfranchised by our city government.

I have a few specific concerns with how the Planning Commission has handled this specific instance and decided on a "no food establishment" condition for this location:

1. This decision displaces an existing small business (Senor Sisig) - it's an example of how the Planning Commission doesn't evaluate impact of its decisions on people that aren't of privilege. I realize we all are privileged to call San Francisco our home, but to make it harder for folks that just work for a living is something that doesn't align with my idea of San Francisco values.
2. I was abhorred to hear that Milicent Johnson on the Planning Commission stated that Senor Sisig's food was "kind of burrito-y". That type of culturally insensitive thinking has no place in San Francisco, and especially not as a representative of our city government. I suggest she apologizes and commits to cultural sensitivity training - the Mission's food culture is more diverse than "burritos" and I have many Filipino friends that, like me, are offended by this type of cultural generalization.
3. In addition, I think the Planning Commission is overreaching in its decision-making: I don't think our government should be regulating in an Orwellian way what type of businesses are allowed where based on some unfounded belief of who would be competitively harmful to whom - that's everything but evidence-based decision-making, which is what I would expect from a government institution. It's also rife for misuse by those that have the most connections/resources.
4. As a neighbor I welcome expanded use of the lot and think providing opportunities for small businesses in a community setting is a great use for that space. I think it is a welcome alternative to an empty parking lot, or to another luxury condo conversion with empty retail space at the ground level, which is something we are seeing plenty of already on Valencia Street, and are encouraging more of through decisions by the Planning Department and Planning Commission.
5. Regarding impact of crowds and noise on the neighbors: this is another showing of how out of touch the Planning Commission is with the neighborhoods it makes decisions for. This location has large crowds passing through every evening and all day and night on

weekends - it's in the middle of what makes this part of the Mission such a popular spot for San Franciscans and folks from outside the area, including tourists. Having a lower cost food option here will be a welcome addition. This corner should never be a quiet residential spot, and there's a clear lack of vision behind the Planning Commission's decision-making by catering to that type of thinking. It doesn't align with the Mission Action Plan either.

In general, based on the above, in addition to my own experience with the Planning Commission (regarding the Elbo Room project - another business-displacing decision), I would like us all to really question the role, scope and modus operandi of the Planning Commission. These are unelected officials that are given broad powers of decision-making, with little to no regard for how they impact individuals, especially individuals that do not have the time, resources and privilege to navigate the process that we call San Francisco City Planning. I would like to make the following recommendations for the future mayor of San Francisco and the Board of Supervisors to consider regarding our planning process:

1. Reform the expanding industry that we call the San Francisco Planning Department: we could simplify and streamline/accelerate a lot of decision-making by asking developers to stick to the planning code, and have the city play the role of standing up for regular residents in the process with a clear set of criteria (see caption 3 below). Folks that don't do this for a living are disenfranchised by the current set up, and currently, developers and people with money and/or connections have the upper hand in the absence of objective decision-making criteria. It's rife for cronyism and corruption.
2. Provide equal access to representation for all parties impacted by projects if they do not meet the set of criteria; currently only those that have the time and money know how to navigate their projects to good outcomes, because they can hire folks that represent vested interests and have connections. Currently the legal community in San Francisco is also biased towards the moneyed interests of luxury condo developers.
3. Exceptions should be evaluated based on common sense criteria, instead of the whims of the day of whomever gets parachuted into a Planning Commission seat: direct demonstrable NEW IMPACT on immediate neighbors (instead of whatever privileged folks come up with to cover up their true intent) and alignment with an agreed-to community-sourced vision for the neighborhood should take precedence. For the Mission this would mean slowing down gentrification, building affordable housing only (price per square foot below \$250) until homelessness is solved, supporting low- to middle-income job creation (like food trucks!) within the neighborhood, and preserving what makes the Mission awesome. Priming locations for luxury condo development would not be it.

Based on what the City's planning process' outcomes for the Mission have been so far (gentrification with displacement and resulting homelessness, especially for communities of color), the current city planning system cannot be labeled as anything but a system of oppression, and as a city that is proud of its progressive credentials, we should be reforming or dismantling it ASAP.

In the meanwhile, I hope you help right this decision in support of a project that will enhance rather than diminish the fabric of our neighborhood for the lot at 701 Valencia Street.

All the best

Dino Goossens-Larsen
408-799-2750

From: [Patrick Dominguez](#)
To: [BreedStaff. \(BOS\)](#)
Cc: [BOS Legislation. \(BOS\)](#)
Subject: Senor Sisig in the Mission
Date: Thursday, May 10, 2018 11:14:37 AM

Dear London,

I was alerted to and signed this petition by Senor Sisig: <https://www.change.org/p/san-francisco-board-of-supervisors-save-senor-sisig-in-the-mission-sf>

I would love to know how a recommendation by the Planning Commission to a food vendor turned into a NO FOOD condition on this space. Not only does it run counter to the very business that petitioned for the community lot, they sure seem to have been set up to fail through their recommendation.

What is a community space like this without food? These food truck vendors work hard to maintain up to date permits and records--disallowing this type of operation would be a serious blow to the Mission and has already cost jobs and tax revenue.

I appreciate your consideration and look forward to your response.

Your constituent,
Patrick Dominguez

--

Patrick Dominguez
patrick.dominguez@gmail.com
415.370.5436

From: [Susan Hollister](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 10:34:33 PM

Dear Board of Supervisors,

It has come to my attention that an existing food truck business, Señor Sisig, operating at 701 Valencia, has been asked to cease operation at this location. This has been the causation of losing not only an affordable and family friendly establishment, but also one that enhances the fabric of a culturally diverse neighborhood, which is both disappointing and frustrating.

Expanding on these thoughts, Señor Sisig was the only Filipino cuisine offered in this area of the Mission District. Removing their ability to conduct operations moving forward is counteractive and contractionary to San Francisco's universal ideas on shared cultural spaces, diversity, and inclusion. Also, Señor Sisig, (and the other diverse food trucks operating in SF,) provide alternative spaces for families to locate food at a lower price point, as well as a casual environment that welcomes families.

In addition to the above issues, cease of operation at this location also affects the jobs of those working within Señor Sisig. Support of small business in the service industry, and most importantly their employees has to be a consideration in this decision in a city where so many are already feeling the squeeze.

Thank you for your time,

Susan Hollister

From: [Jacqueline Labrador](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 9:15:13 PM

Dear Hillary and Board of Supervisors,

My name is Jacqueline Labrador, and I am writing to you because I am a San Francisco resident and a supporter of Señor Sisig. I recently found out that after over a year of operating, with not a single complaint, Señor Sisig is no longer allowed to serve food on the corner of 18th and Valencia for reasons that drove me to write to you today.

To hear that Señor Sisig's removal was due to a recent Planning Commission hearing because Filipino food was too similar to the nearby restaurants is confusing and shows a lack of cultural understanding. The diversity and flavor the Mission District is fading and the decisions of the current administration shows disconnection to different cultures and classes of people in this city. Diversity and inclusion are values we should be promoting more than ever, and there is a need to serve everyone in the community, not just people who can afford it. Governments need to work for all people and give opportunities and protections to small businesses like Señor Sisig. Allowing Señor Sisig to stay supports the local community and most importantly provides much needed jobs.

The decision for this truck not to stay on the private lot at 701 Valencia Street appears unwarranted as they were approved through the same process as all other businesses in the area. All restaurants can coexist...because they have, without a single complaint for over a year.

We are currently in a frightening political climate where money and power are taking over the rights of everyday people. San Francisco needs to be an example of upholding strong values and providing opportunities to working class people and minorities. Keep diversity and opportunity alive and please let Señor Sisig stay at 701 Valencia Street.

Thank you for taking the time to read this.

Sincerely,



--

Jacqueline Labrador

RPCV Albania | Communications Technology Consultant

Email: jacqueline.labrador@gmail.com | Ph: +1 (650) 430 3235

Web: posteit.co | LinkedIn: [jacquinelabrador](https://www.linkedin.com/in/jacquinelabrador)

From: [terence ino](#)
To: [Beinart, Amy \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 8:29:35 PM

Dear council members,

Senior sigsig has been a great addition to valencia street, being that it is the only Filipino cuisine on Valencia. They hire kind employees, with a deep intention to put smiles on people's faces. They deserve the same chance as any other business and should be allowed to stay. Please show true San franciscan kindness and allow them to stay, thank you.

From: [Wayne Walker](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 7:33:57 PM

Dear Board of Supervisors,

My name is Wayne Walker, a 4th generation native San Franciscan. I previously sent a letter of support to the SF Planning Commission for the proposed project at 701 Valencia Street. The proposed re-purposing of a private parking lot into a community gathering space with local food merchants for all to enjoy seemed like a positive asset for the community. But I was disheartened to hear that the Planning Commission did not approve the project at the March 15th Planning Meeting.

It has since come to my attention that not only was the proposed project not approved, but an existing local food truck merchant, Senor Sisig, who had been operating in the lot on the weekends with no known issues for over a year, was also barred from operating at 701 Valencia Street by the Planning Commission as of the March 15th meeting. I have read articles where various members of the Planning Commission were reported to have not presented proof of past issues expressed from either the city or surrounding community with the operations at 701 Valencia, but rather concerns about the type of cuisine Senor Sisig offers and how it is not appropriate for the community. Hearing this is both sickening and appalling. This type of discrimination should not be tolerated, especially in the City of San Francisco.

I do not see the logic in this decision the Planning Commission made on March 15th to bar Senor Sisig from operating at 701 Valencia Street and hope this decision can be reversed.

Thank you for your consideration,

Wayne Walker
waynewalkersf@gmail.com

From: [Patrick Beaudouin](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 7:13:27 PM

To whom it may concern,

I am writing to express my full support for the Señor Sisig food truck to operate in the Mission District at the 701 Valencia Street lot.

As a Bay Area native, freelance photographer and former student at SFSU, I was disappointed to hear about the planning commission's decision to prevent Señor Sisig from operating in the 701 Valencia St. lot. I was lucky to enjoy Señor Sisig at 701 Valencia St. on a few different occasions. Every time it was immediately clear that Señor Sisig offered a unique food experience that complimented the surrounding diversity, vibrancy and culture of the Mission District. It was also clear how lively and communal the space had become; families, couples, friends, people of all kinds interacting and enjoying themselves. That is the type of thing San Francisco needs, now more than ever.

Coincidentally, as a freelance photographer I have had the **opportunity** to work with both Evan from Señor Sisig and Ryen from Pristine Parking on various projects. I can attest that they both have a great deal of pride as well as a deep care for the community of the Mission District. I've attached a few of the images I took in the Mission while working with Evan. While taking these pictures it was incredible to note how well received Señor Sisig was by every single person we interacted with.

I hope the board of supervisors approves the operation of Señor Sisig at 701 Valencia St. for it would be a huge loss to the Mission District if they were not allowed to operate.

Thank you.

--

Patrick Beaudouin





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From: [Cody Thompson](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 5:28:47 PM

To Whom it may concern,

I am a member of the Mission community. Living and working in SF Senior sisig is the only Filipino truck that has the proper variety of options that I require.

We are hoping that you will appeal the NO FOOD rule on the lot on 701 Valencia as for the employees to keep their jobs and we can keep having the quality food they provide!

The famous chef Anthony Bourdain even is a fan! This is the only decent Filipino spot and I hope you see the positive potential in allowing them to stay where they were.

Thank you.

Best
Cody

From: [Mike Manidis](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 4:42:39 PM

To whom it may concern,

I've been a resident of San Francisco since 2003 and have lived in the Mission District since 2006. I'm very disappointed to learn that my absolute favorite food truck, Señor Sisig, along with a few others have been booted from the parking lot at 18th and Valencia.

How in the world is it inline with the values of preserving the Mission to kick out a food truck owned by an SF born-and-raised Asian American such as Evan, the owner of Señor Sisig? The city has changed a whole lot in the 15 years I've been here, and it hasn't gotten easier for a middle-class small business owner that rents his apartment like myself. I love the idea of keeping the Mission local and limiting chain restaurants and large corporations from taking over any more than they have. This decision is the opposite of that. It's hurting a very popular independent restaurant that has been an attraction to the Mission District for the past few years.

I'm voicing my hope to let those food trucks remain. I have not found a restaurant with a Philippine influenced menu like theirs anywhere in the Mission and I crave the meals that I used to get from there nearly every weekend.

Thank you for your consideration.
Mike Manidis

From: [Julie Leadbetter](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Fwd: 701 Valencia Appeal
Date: Wednesday, May 09, 2018 1:40:15 PM

Please accept my letter as part of the packet for 701 Valencia. I sent it this morning to an alternate bos address

Sent from my iPhone

Begin forwarded message:

From: Julie Leadbetter <julie.leadbetter@me.com>
Date: May 9, 2018 at 10:22:16 AM PDT
To: board.of.supervisors@sfgov.org, ajptdh@gmail.com,
amy.beinart@sfgov.org, ericaharris79@gmail.com, Colleen Greene
<cmgreene10@gmail.com>, chrisblock1961@gmail.com, dromero@medasf.org,
mgl894@aol.com
Subject: 701 Valencia Appeal

Dear Board of Supervisors,

I'm an adjacent neighbor of the proposed commercial parking lot and food truck village/beer garden at 701 Valencia. I've rented my apartment directly across the street for 20 years.

I support the Planning Commissions decision to allow the commercial parking operation and to restrict any food or restaurant use on this site. Please uphold the Commission's decision on this matter.

Project sponsor, Ryen Mostek and site owner Cherins refrigerators, operated both parking and food trucks without the proper permits for many years now. As neighbors, the impact of noise from the music and generators and outdoor crowds was very difficult. Despite many attempts to reach out to Cherins, they have never once responded to a concern or complaint directly. This contrasts greatly with other businesses and restaurants on this very busy block who have gone to appropriate lengths to mitigate the impact on neighbors and always be responsive.

As a residential neighbor those are my concerns, however what the Planning Commission determined and the Planning Department in the end supported, is the most important issue at hand: the food trucks are unfair to the existing brick and mortar, and in some cases legacy small businesses who are competing in a saturated food/restaurant environment are being further threatened by the food trucks. And this project, in that context, is neither necessary nor desirable for this already very very busy and competitive corner of the city. One restaurant reported that on the most recent Sunday Streets, his business dropped 40% when the Ryen Mostek set up three food trucks in the adjacent lot.

Please support the Planning Commissions Decision to allow the project sponsor to continue with his valet parking business and to restrict the lot from food or restaurant use.

Sincerely,
Julie Leadbetter

716 Valencia Street
Sent from my iPhone

From: [Justin Albert](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Community Project
Date: Wednesday, May 09, 2018 11:27:26 AM

Dear Hillary and Board of Supervisors,

My name is Justin Albert, I live and work in the Mission district. I am a very rare breed of independent artists that have been hanging on to be able to afford living in a rapidly gentrified and unaffordable neighborhood. What gives me hope are the fighters of change to prevent culture and soul being stripped based off of greed and other motives. One example is the community project at 701 Valencia, one that I have been following closely and have patronized regularly. For over a year, one of my favorite food trucks, that happens to serve Filipino food has been operating with love and support on Valencia street. Seeing working class Filipinos still find a way to persevere and seeing a project that will give back to the community during a time when big money seems to have the only chance of success is utterly inspiring. When I found out that the community space was voted down unanimously and that Señor Sisig was immediately removed I felt disgusted to the core. What hope is left for small business? What hope is left for the Filipino community in the Mission? And how can anyone try to state that Filipino food is competing with a Taqueria? Planning commissioner Milicent Johnson stating that Señor Sisig is "It's kind of burrito-y" is in non-sensical. Sisig is a traditional Filipino dish and flavor far different than Mexican food, regardless of it being in a bowl, wrap or sandwich.

As Anthony Bourdain stated about Sisig:

"A lot of traditional Filipino food has sour and bitter notes, which are very unfamiliar to American palates of a few years ago," Bourdain recently told CNN. "American palates have changed drastically. I think there's a really bright future."

It's time to take a good look at the motives behind the opposition and realize that this is not about a Latino owned business being threatened. If anything, El Buen Sabor would benefit from this project. Read the two Hoodline articles about before and after the planning commission hearing and you'll see that there's some wicked manipulation going on, it's quite obvious. This project will bring support to the smaller food establishments and will drive a little wedge into the flywheel of chain restaurants and high end offerings that do nothing to serve the working class community in the Mission District.

There's still hope, I hope you all will do the right thing here and take a close look at how we can embrace small business, new and old. Whether it be a food truck, a container, or a hole in the wall, the opportunity should not be unfairly discriminated against based off of false assumptions. Surely Filipino and Mexican food can coexist. Diversity is the core of the Mission District.

Thank you for taking the time to listen, I hope to attend the appeal hearing on the 15th.

Sincerely,

Justin Albert

From: travis@travisjensensf.com on behalf of [Travis Jensen](#)
To: [BOS Legislation, \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: 701 Valencia Street Appeal (File Number: 180403)
Date: Wednesday, May 09, 2018 8:32:50 AM

Dear Supervisor Ronen and other members of the Board of Supervisors:

I'm writing this letter in full support of the appeal of the No Food condition at 701 Valencia Street that caused the unjust eviction of Senor Sisig.

This is especially saddening and troubling for me as both Ryen Motzek and Evan Kidera (owner of Senor Sisig) are San Francisco Bay Area Natives and have been operating in the space without any complaints for over a year. Yet, now all of a sudden the food truck, a small local business, operated by two locals is facing an eviction for no good reason at all? And the prospect of working with non-profits such as La Cocina is squashed?

Meanwhile, the Mission District is being flooded with new fancy restaurants, hipster cafes, chain-boutiques, and hi-res condos, many of which are operated by people and corporations based outside of The City.

Doesn't Hayes Valley have an outdoor eating and drinking establishment? What about Mission Bay or SOMA? But when two hardworking guys play by the rules and do something that is clearly catered to a fading, working class demographic in The Mission District, they get penalized in the worst way? This just does not make any sense to me, and honestly makes me question the ethics behind the recent extremely harsh decision of the Planning Department to add a No Food condition to the otherwise vacant space at 701 Valencia.

As someone that's been a victim of "gentrification" not once but twice over the last 20 years -- the first time as a single young man at the age of 20, the second time in my late 30s, married with 2 kids -- it's heartbreaking to see the same scenario happening over and over again to hardworking folks like Ryen and Evan, who have contributed significantly to the community.

For the sake of San Francisco, when is this ever going to stop? I should also let you know that I've been paying attention closely to the word on the street and people are not happy with how this situation is being handled. It's backwards beyond belief, and I truly hope you can see through the phoniness of whomever was able to manipulate the Planning Department to come to their erroneous decision.

Like thousands of others in San Francisco and beyond, I'll be paying close attention and waiting anxiously for the outcome of the appeal and am

hoping the Board of Supervisors sees that evicting Senor Sisig from its current location (a vacant parking lot) will be a HUGE letdown for the community of San Francisco.

Thank you for taking the time to read my letter.

Kind Regards,

Travis Jensen - Photographer

--

www.travisjensenphoto.com

BOS-11

May , 2018

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

Re: File No. 180403: Hearing - Appeal of Conditional Use Authorization – 701 Valencia Street

Dear Board of Supervisors,

We are writing to support the Planning Commission's unanimous decision regarding the conditional use proposal at 701 Valencia (the Cherin's Appliances parking lot).

We ask that you also reject the project sponsor's appeal.

As a small business in the Valencia Corridor, we feel that food trucks at 701 Valencia create unfair competition in an area already saturated with eating and drinking options at a variety of price points.

As a brick-and-mortar business, we pay numerous fees, taxes, as well as high rent. A food truck can move its business — we cannot. The area surrounding 701 Valencia has several closed storefronts due to the high rents and fierce competition in the area.

It is challenging to remain profitable in such a market, and adding a food truck village will put pressure on our existing businesses. We believe occupation of commercial space should be encouraged. We are not opposed to new business, but we agree with the Planning Commission and feel this proposal is not appropriate for 18th and Valencia Streets.

We ask you to honor the Planning Commission's unanimous decision and reject the appeal to have food trucks at 701 Valencia Street. Please protect us from unfair competition. Please support existing small businesses on the Valencia Street corridor.

Thank you for your consideration.

Sincerely,

Name:

Amadeo Gonzalez

Business name:

Balompie CAFE

Address:

3349 18th St. S.F. CA. 94110

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 MAY -8 PM 3:12
[Signature]

From: [Erik Krogen](#)
To: [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Kim, Jane \(BOS\)](#); [BreedStaff, \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Breed, London \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: 701 Valencia Development Project
Date: Tuesday, May 08, 2018 9:17:59 PM

Hillary, Amy, & The Board -

I am writing to you in regards to the proposed development project on 701 Valencia Street, currently under appeal by Ryen Motzek. As a resident living on Lapidge St., just around the corner from the proposed development site, I have a vested interest in the utilization of this space.

I have long been baffled by the lack of development on this corner, being such prime real estate on an otherwise beautiful street. The parking lot as-is is rather unsightly, and I was very pleased to see it being utilized to house the Señor Sisig food truck. I was very excited to see the brochure Ryen left for me about his proposed project to beautify the space. I believe that his effort to make it a more comfortable space, and to bring it local art, reflects well on our neighborhood. The corner has a huge amount of foot traffic that would be well served by an improved and unique space.

I would also like to note that during the time that Señor Sisig occupied the space, it did not seem that El Buen Sabor's business suffered at all, which I know is a concern for the proposed development - they still had long lines throughout meal times, as far as I could tell. Señor Sisig creates Filipino fusion food, which stands out from the Mexican fare available currently along the Valencia corridor while still blending well with the local culture. It is a business run by Bay Area natives and is a very San Franciscan experience that I would love to welcome into our neighborhood.

Thank you for your consideration,
Erik Krogen
626-203-1479

From: [Comcast](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. 180401 701 Valencia St. Community Space Appeal
Date: Tuesday, May 08, 2018 8:41:28 PM

>

>

>> Dear Board of Supervisors,

>>

>>

>>

>> My name is Brian Milan, I am a Bay Area born and raised member of the
>> Filipino community. I am a former volunteer member of the South San
>> Francisco Fire Department and now work as an EKG technician for a private
>> healthcare provider in San Francisco. Before that I worked in the Mission
>> district for several years. While working in the Mission district I watched
>> areas like Valencia street turn from a family owned business corridor to a
>> high-end, venture backed land of opportunity for the few that have access to
>> the type of money it takes to do several hundred thousand dollar+ build
>> outs. These businesses cater to wealthy tech workers and bridge and tunnel
>> types, they do not serve the local community that paved the way in the
>> Mission district.

>>

>>

>> But with all of that change, it was nice to see that a new project was in
>> the works at 701 Valencia. To be honest, I don't know how it was possible
>> that Señor Sisig could afford to be on one of the best corners in San
>> Francisco, but what I do know is that it was a positive shift from the
>> overwhelming shift of rapid gentrification. It was also nice to see Filipino
>> food being represented in the area, something that does not exist and
>> something that is clearly a healthy, and also an added variety, addition to
>> the Mission District vibrancy.

>>

>>

>> Through a Hoodline article, I recently learned that the project at 701
>> Valencia was shut down even though there was full recommendation for
>> approval by the planning department and that decision resulted in the
>> immediate removal of Señor Sisig based off of the meritless notion that it
>> was a threat to nearby Latino ran businesses. I also learned that the
>> project sponsor has decided to appeal this discriminatory decision and I
>> fully support that move.

>>

>>

>> Being a frequent buyer of Señor Sisig, I do not recall of witnessing a
>> negative result to the community and it's not Mexican food so the fact that
>> a taqueria claims to feel threatened is a stretch. My observation was at the
>> time that Señor Sisig was there prior to the business being removed; the
>> Mission community accepted them as any diverse local business should have
>> been accepted. But with immediate removal of the food truck, I think therein
>> lies the issue. With not just a loss to business income for a local food
>> truck, but to a loss of jobs in the process. With this project at 701
>> Valencia, I think it would create more jobs, more opportunity, and also
>> bring the community a little closer together.

>>

>>

>> In the current climate of blatant disregard for working class
>> minorities/Latinos, it sickens me to my stomach that such a positive
>> movement that clearly benefitted the community was crushed based off of
>> ignorance and lack of consideration. Anyone using a small Latino business as
>> a political pawn to hurt a small Filipino ran business is shameful. This
>> wrong needs to be righted and I encourage you all to take a close look at
>> how awful and careless the planning commission's decision was.

>>

>>

>> Community spaces like the proposed project have been proven positive for
>> communities throughout the country; surely the Mission district deserves one
>> as well.

>>

>>

>> Thank you for taking the time to read this.

>>

>> Sincerely,
>> Brian Milan

From: [Board of Supervisors. \(BOS\)](#)
To: [BOS Legislation. \(BOS\)](#)
Subject: FW: Support for 701 Valencia St. Appeal
Date: Monday, May 07, 2018 12:55:03 PM
Attachments: [701 Valencia Street Ryen Support Letter 050718 - Copy.pdf](#)

From: Philip Lesser [<mailto:phnsan@msn.com>]

Sent: Monday, May 07, 2018 12:50 PM

To: Ronen, Hillary <hillary.ronen@sfgov.org>; Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Sheehy, Jeff (BOS) <jeff.sheehy@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; BreedStaff, (BOS) <breedstaff@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>

Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Ryen Motzek <ryen@pristineparking.com>

Subject: Support for 701 Valencia St. Appeal

May 7, 2018

Board of Supervisors
City & County of San Francisco
City Hall
1 Dr. Goodlett Place, Room 244
San Francisco CA 94102-4689

Re: Endorsement of Appeal of Restaurant and Limited Restaurant Use Prohibition at 701 Valencia Street (APN Block No. 3589, Lot Nos. 098 and 099) **File No. 180403**

Honorable Supervisors,

The Mission Merchants Association wishes to go on public record as being fully supportive of the appeal to overturn the condition of approval placed by the S.F. Planning Commission on the undeveloped lot situated on the southeastern corner of 18th and Valencia Streets.

That COA (#8; Motion No. 20139; March 15, 2018) states:

“While operating as a commercial parking lot, the project site at 701 Valencia Street shall be prohibited from establishing Limited Restaurant or Restaurant uses; this shall include a prohibition on accessory or temporary uses and/or mobile food facilities on the project site.”

This undeveloped corner lot is an eyesore on one of San Francisco’s most vibrant neighborhood-commercial corridors, Valencia Street.

The ability to have mobile food facilities in the evening –when it is not being utilized as accessory parking by Cherin’s Appliance store-is in our opinion a great way to activate this prime, grossly underutilized location.

Indeed the appellant, Mr. Ryen Motzek, has already proven this to be the case by having successfully operated under temporary use permits three mobile food facilities in the last two years on this location without any complaints known to us.

Respectfully submitted,

Philip Lesser
President
Mission Merchants Association



Mission Merchants Association

May 7, 2018

Board of Supervisors
City & County of San Francisco
City Hall
1 Dr. Goodlett Place, Room 244
San Francisco CA 94102-4689

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Indeed the appellant, Mr. Ryen Motzek, has already proven this to be the case by having successfully operated under temporary use permits three mobile food facilities in the last two years on this location without any complaints known to us.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Philip Lesser', is written over a white background.

Philip Lesser
President
Mission Merchants Association

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: File 180403: Hearing - Appeal of Conditional Use Authorization - 701 Valencia Street
Date: Monday, May 07, 2018 8:11:02 AM

From: Bruce [mailto:bruce2010@yahoo.com]
Sent: Sunday, May 06, 2018 4:13 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: File 180403: Hearing - Appeal of Conditional Use Authorization - 701 Valencia Street

Dear Board of Supervisors,

I support the Planning Commission's decision to deny a permit allowing food trucks and possible alcohol sales at 701 Valencia Street.

I live one block from this location and agree with my fellow neighbors' concerns about noise. The hardscape in this neighborhood amplifies noise, and while visitors to Valencia Street can come, party, then move on, the residents do not have the option of leaving until things settle down. In my home, I can readily hear noise from a block away when my windows are open.

And, there are already enough food options with our many restaurants, which are at all price points. We do not need to add a food truck element. Food trucks are transitory, and will not add to the ongoing health of neighborhood retail. If we need more food options, these should go to businessmen who make a year long, all day commitment to the neighborhood.

And, I have a concern that, try as the applicant might, the location will result in more trash. This section of Valencia Street is breezy, and napkins, paper products and cups will end up on the sidewalks adjacent to the parking lot.

Thank you for your consideration,
Bruce Westland

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; BOS Legislation, \(BOS\)](#)
Subject: FW: Project at 701 Valencia Street, SFCA 94133 - File #180403
Date: Monday, April 23, 2018 12:11:37 PM

From: Hamilton-Hemmeter [mailto:hamhem@comcast.net]
Sent: Monday, April 23, 2018 8:58 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: hamhem Hamhem <hamhem@comcast.net>
Subject: Project at 701 Valencia Street, SFCA 94133 - File #180403

Dear Supervisors,

I am writing to express my opposition to the certification of a Conditional Use Authorization (Planning Code, Sections 305 and 762) for the project being proposed for 701 Valencia Street.

In March the City's Planning Commission approved the use of the site for parking, but **not for food or alcohol service**. The entrepreneur renting the lot from Cherin's Appliance is appealing this ruling.

I own the building across the street at 3490-98 18th Street, and two family members live there in addition to three tenants. The commercial space has been rented to the same family for over 20 years and is a Taqueria that keeps the spirit and flavor of the Mission District.

The new uses proposed by the entrepreneur are essentially to create a beer and wine garden with late hours. I really believe this would cause **more noise and more disturbances** in a neighborhood already well served by eating and drinking establishments. The fact that this would be an open air venue makes it less easy for noise or crowd control.

This sort of venture would do better in a less dense residential area.

The only changes that would make me approve of the project are 1) that **no alcohol**

could be served after 3 p.m. and that 2) closing time would be 8 p.m.

Thank you for listening to my opinions. I hope to attend the hearing on 5/15.18.

Sincerely,

Amanda M. Hamilton