

July 15, 2020

Dear Members of the Board of Supervisors-

My name is Peter Phan and I am the owner of Discount Auto Performance, an automotive shop that has been in the North Mission since 1992 and is facing displacement due to having the property where my business is located rezoned and subsequently slated for development.

During my time owning my business, I have seen many other industrial and auto businesses close as a result of the increased pricing pressures by office uses that make it impossible for business owners to renew their leases. Property owners are either hesitant to renew leases more than month to month or expect their tenants to sign new leases that are prices similar to those paid by offices.

For well over a year, I have worked with Dairo Romero at MEDA to try to find an affordable location in the Mission or adjacent area to relocate without success. It has become impossible for me to find a location that is zoned PDR that is remotely affordable, despite my business being highly successful.

With the success of my business, I have been able to raise 3 wonderful children and send them to college, to provide well paying jobs for 2 mechanics and part time work for my son. And now I am faced with only having 6 weeks notice to find a new location as soon as the property owner decides to break ground.

At this point, I am no longer hopeful that I will be able to find another location and am expecting that I will have to close, lay off my employees and try to find a job as a mechanic. The uncertainty and facing the potential loss of the business that I built over the past 28 years has caused great amounts of stress for myself, my family and my employees.

Industrial, manufacturing, nonprofit and artist uses in the Mission need to be protected or these uses and all of the jobs that come with them will be gone. Please approve this legislation so that the businesses that rely on industrial spaces will be able to remain and continue to serve the residents of the Mission.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Phan", written in a cursive style.

Peter Phan
Discount Performance Auto
1900 Mission Street
San Francisco, CA 94103

From: [Judy West](#)
To: [Major, Erica \(BOS\)](#)
Subject: Changes to UMU zoning 200143
Date: Monday, May 11, 2020 9:17:49 AM

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I've been a resident of the NE Mission for 30 years and am very disappointed in the 2009 re-zoning of the NEMIZ for a variety of reasons.

I generally support the intent to limit office development in the Mission but the **proposed legislation goes too far**. Conditional use for every ground level tenant improvement goes too far. I support limiting office development in the Mission generally to ground level space, but "as of right" on the ground level, NOT by conditional use. We need clear rules we can all understand and live by, and NOT with everything by Supervisor discretion.

I was heavily involved in the rezoning hearings for the industrial lands around Mission Bay beginning in the 1990s. In the beginning, it was in response to the Live/Work code of 1989, which was TOO successful and created a huge resistance to new residents in industrial areas. But we have moved past that now and **everyone supports more housing in the NE Mission Industrial Zone**.

Please reconsider the mixed-use Live/Work code for UMU districts. These would be more affordable (less costly to build) than the luxury units being built under residential codes. You could also reconsider enforcing the use-restrictions imposed on new and existing Live/Work units.

Please consider re-zoning 1850 Bryant St, the empty block across from Theater Artaud to UMU, which was zoned PDR to "protect" Abbott Electric. This strategy has not worked out. Abbott Electric is a hundred year old company that does not need special protection. The owner wants to sell his valuable property, across from Franklin Park, theaters and housing, and already has a new site off 3rd Street to move to. No PDR business can afford to locate on this prime lot. This would be an ideal place for a new Live/Work or residential building. I'm sure the developers would make this work.

I understand the **City has plans to lease/purchase the 1850 Bryant for a municipal office and HHS service building.** That is not PDR.

There was a Discretionary Review hearing for this site a couple years ago, required for any project that would displace a PDR business or local non-profits. **Approval was given to produce commercial condominiums for a collection of non-profits,** but this is no longer the project moving forward. This City funded project is in direct conflict with the intent of the DR and it's hard to imagine the City has funds for this any longer.

Taking the Live/Work discussion a step further...

Please consider the conversion of Market Street office buildings to Live/Work units where appropriate. Live/Work was originally designed to allow mixed residential and PDR uses, but the high tech industry that is so powerful in SF would be perfect for live/work.

Project Artaud pioneered the first live/work code with shared sanitary facilities per guest room building codes. This would be a simple way to begin integrating residential uses into office buildings. Common showers down the hall and upgrades for small kitchens inside units. This is real affordable housing.

Thanks for your consideration.
Judy West 499 Alabama

> -----Original Message-----

> From: Margo Dextraze-Cordova <margocordex@gmail.com>

> Sent: Monday, May 11, 2020 3:45 PM

> To: Major, Erica (BOS) <erica.major@sfgov.org>

> Subject: Re: No public opinion access

>

> Not sure why I could not get on.

> I started at 1:25 and continued for 30 Min. Oh well I am concerned about homeless tents being aloud in public parks particularly at McClaren.

> Wanted to express my views on this subject.

> I will try again tomorrow.

>

> Sent from my iPhone

>

>> On May 11, 2020, at 3:40 PM, Major, Erica (BOS) <erica.major@sfgov.org> wrote:

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>> Hello Margo,

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>> We do initial tests before we go live for every meeting, so I'm wondering what you heard on your end? What time did you call in? Did the system give you any notifications while listening? What did you hear when you dialed in?

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>> Again, you can submit your comments to me directly via email and it will be made part of the official Board File No. 200143. I can also send your testimony to the Board member of Land Use and Transportation Committee. Just email me directly or submit it to the address below my signature line.

>>

>> ERICA MAJOR

>> Assistant Clerk

>> Board of Supervisors

>> 1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco,

>> CA

>> 94102

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