File No. 230909

Committee Item	No.	_2	
Board Item No.	27		

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting:	Date: October 21, 2024 Date: October 22, 2024				
Bourd of Supervisors incerning.	<u> </u>				
Cmte Board					
☐ Motion					
Resolution					
Ordinance					
Legislative Digest	at Danart				
Budget and Legislative AnalyYouth Commission Report	st Report				
☐ Introduction Form					
Department/Agency Cover Le	tter and/or Report				
☐ MOU	•				
Grant Information Form					
Grant Budget					
Subcontract Budget Contract / DRAFT Mills Act Ag	graamant				
Form 126 – Ethics Commission					
Award Letter					
Application					
OTHER					
OTHER					
Small Business Commission N	lemo – September 24, 2024				
CEQA Determination – Octobe					
Hearing Notice – October 1, 20					
Committee Report Request Me	emo – October 16, 2024				
H H ———					
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Dronoved by John Correll	Date: October 19, 2024				
Prepared by: John Carroll Prepared by: John Carroll	Date: October 18, 2024 Date:				
Prepared by:	Date:				

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

consistency with the eight priority policies of Planning Code, Section 101.1.

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

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

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

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

1	traditions that define the business, including craft, culinary, or art forms; businesses operating
2	for 20 years or more may qualify if they are at risk of displacement; and
3	WHEREAS, Legacy Businesses, by virtue of their long-term presence in their
4	communities, contribute to the unique character, history, identity, and vibrancy of San
5	Francisco neighborhoods; acknowledging their long-term success helps to stabilize and
6	preserve the economic viability of these neighborhood commercial corridors; and
7	WHEREAS, Legacy Businesses serve as valuable cultural assets, are often the
8	bedrock of local neighborhoods, and in some cases draw tourists from around the world; and
9	WHEREAS, Numerous recent changes to state law granting planning waivers,
10	streamlining approvals, and creating rezoning mandates may encourage the redevelopment
11	of structures in neighborhood commercial districts, thereby putting the long-term economic
12	viability of all neighborhood serving businesses, and especially Legacy Businesses, at risk;
13	and
14	WHEREAS, The interim controls established by this Resolution will allow time for the
15	orderly completion of a planning study and for the adoption of appropriate legislation that
16	supports the cultural and economic diversity in San Francisco's neighborhood commercial
17	districts, particularly by supporting Legacy Businesses; and
18	WHEREAS, The Board of Supervisors (Board) has considered the impact on the public
19	health, safety, peace, and general welfare if these interim controls are not imposed; and
20	WHEREAS, The Board has determined that the public interest will best be served by
21	imposition of these interim controls to ensure that the legislative scheme which may be
22	ultimately adopted is not undermined during the planning and legislative process for
23	permanent controls; and
24	WHEREAS, The Board finds that these interim controls are consistent with the Priority

Policies set forth in Planning Code, Section 101.1, because by requiring conditional use

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1	authorization prior to a change in use or demolition of a Legacy Business in San Francisco's
2	Neighborhood Commercial Districts, these interim controls will preserve and enhance existing
3	neighborhood-serving uses and will conserve and protect the cultural and economic diversity
4	of those neighborhoods; and
5	WHEREAS, The Planning Department has determined that the actions contemplated in
6	this Resolution comply with the California Environmental Quality Act (California Public
7	Resources Code, Sections 21000 et seq.); Said determination is on file with the Clerk of the
8	Board of Supervisors in File No. 240909 and is incorporated herein by reference; the Board
9	affirms this determination; now, therefore, be it
10	RESOLVED, That notwithstanding any provision of Article 7 or Article 8 of the Planning
11	Code, where an immediately prior use was a Legacy Business, as defined under
12	Administrative Code, Section 2A.242, any new Non-Residential Use shall require a conditional
13	use authorization; this requirement shall not apply where: (A) the subject non-residential
14	space has had no occupant and has not been open to the public for three or more years from
15	the date the application for the new use is filed, or (B) the Legacy Business has removed itself
16	or has been otherwise removed from the Legacy Business Registry; and, be it
17	FURTHER RESOLVED, That these interim controls shall apply in the following
18	Neighborhood Commercial Districts, Named Neighborhood Commercial Districts,
19	Neighborhood Commercial Transit Districts and Named Neighborhood Commercial Transit
20	Districts, as well as the Chinatown Community Business, Chinatown Visitor Retail, and
21	Chinatown Residential Neighborhood Commercial Districts:
22	Sec. 710 NC-1 – Neighborhood Commercial Cluster District;
23	Sec. 711. NC-2 – Small-Scale Neighborhood Commercial District.
24	Sec. 712. NC-3 – Moderate-Scale Neighborhood Commercial District.
25	Sec. 714. Broadway Neighborhood Commercial District.

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

Supervisors Peskin; Chan, Preston, Walton, Ronen **BOARD OF SUPERVISORS**

1	Sec. 742. Cole Valley Neighborhood Commercial District.
2	Sec. 743. Lower Haight Street Neighborhood Commercial District.
3	Sec. 744. Lower Polk Street Neighborhood Commercial District.
4	Sec. 745. Inner Taraval Street Neighborhood Commercial District.
5	Sec. 750. NCT-1 – Neighborhood Commercial Transit Cluster District.
6	Sec. 751. NCT-2 – Small-Scale Neighborhood Commercial Transit District.
7	Sec. 752. NCT-3 – Moderate-Scale Neighborhood Commercial Transit District.
8	Sec. 753. SoMa Neighborhood Commercial Transit District.
9	Sec. 755. Ocean Avenue Neighborhood Commercial Transit District.
10	Sec. 756. Glen Park Neighborhood Commercial Transit District.
11	Sec. 757. Folsom Street Neighborhood Commercial Transit District.
12	Sec. 759. Divisadero Street Neighborhood Commercial Transit District.
13	Sec. 760. Fillmore Street Neighborhood Commercial Transit District.
14	Sec. 761. Hayes-Gough Neighborhood Commercial Transit District.
15	Sec. 762. Valencia Street Neighborhood Commercial Transit District.
16	Sec. 763. 24th Street – Mission Neighborhood Commercial Transit District.
17	Sec. 764. Upper Market Street Neighborhood Commercial Transit District.
18	Sec. 810. Chinatown Community Business District.
19	Sec. 811. Chinatown Visitor Retail District.
20	Sec. 812. Chinatown Residential Neighborhood Commercial District; and, be it
21	FURTHER RESOLVED, That these interim controls shall remain in effect for 18
22	months from the effective date of this Resolution, or until the adoption of permanent legislation
23	that addresses and protects the cultural impacts of Legacy Businesses in San Francisco's
24	neighborhoods, and their importance to the City's history, whichever first occurs; and, be it

Supervisors Peskin; Chan, Preston, Walton, Ronen **BOARD OF SUPERVISORS**

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1	FURTHER RESOLVED, That the Planning Department shall provide reports to the
2	Board pursuant to Planning Code, Section 306.7(i).
3 4	APPROVED AS TO FORM: DENNIS J. HERRERA, City Attorney
5	
6	By: /s/ AUDREY PEARSON
7	Deputy City Attorney
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CITY AND COUNTY OF SAN FRANCISCO LONDON BREED, MAYOR

OFFICE OF SMALL BUSINESS
DIRECTOR KATY TANG

September 24, 2024

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

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

Dear Ms. Calvillo,

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

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

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

The Commission made two suggestions to the Legislative Sponsor:

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

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



CITY AND COUNTY OF SAN FRANCISCO LONDON BREED, MAYOR

> OFFICE OF SMALL BUSINESS DIRECTOR KATY TANG

Sincerely,

Katy Tang

Director, Office of Small Business

BOARD of SUPERVISORS



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

MEMORANDUM

	Date:	September 25, 2024	
	То:	Planning Department/Planning Commission	
	From:	John Carroll, Assistant Clerk, Land Use and Transportation Committee	
	Subject:	Board of Supervisors Legislation Referral - File No. 240909 Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts	
\boxtimes	(Californi ⊠	ia Environmental Quality Act (CEQA) Determination ia Public Resources Code, Sections 21000 et seq.) Ordinance / Resolution Ballot Measure Not defined as a project under CEQA Guidelines Sections 15378 and 15060 because it would not result in a direct or indirect physical change in the environment. 10/17/2024)(c)(2
	(Planning	ment to the Planning Code, including the following Findings: g Code, Section 302(b): 90 days for Planning Commission review) neral Plan Planning Code, Section 101.1 Planning Code, Section 302	
		ment to the Administrative Code, involving Land Use/Planning ule 3.23: 30 days for possible Planning Department review)	
	(Charter, (Require property removal structure develope program	Plan Referral for Non-Planning Code Amendments Section 4.105, and Administrative Code, Section 2A.53) ed for legislation concerning the acquisition, vacation, sale, or change in use of City r; subdivision of land; construction, improvement, extension, widening, narrowing, r, or relocation of public ways, transportation routes, ground, open space, buildings, or res; plans for public housing and publicly-assisted private housing; redevelopment plans; ment agreements; the annual capital expenditure plan and six-year capital improvement r; and any capital improvement project or long-term financing proposal such as general on or revenue bonds.)	
		Preservation Commission Landmark (Planning Code, Section 1004.3) Cultural Districts (Charter, Section 4.135 & Board Rule 3.23) Mills Act Contract (Government Code, Section 50280) Designation for Significant/Contributory Buildings (Planning Code, Article 11)	

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

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING LAND USE AND TRANSPORTATION COMMITTEE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, October 21, 2024

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall

1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: File No. 240909. Resolution imposing interim zoning controls for an

18-month period to require conditional use authorization prior to replacing a Legacy Business in Neighborhood Commercial Districts and Neighborhood Commercial Transit Districts, and the Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential Neighborhood Commercial Districts; affirming the Planning Department's determination under the California

Environmental Quality Act; and making findings of consistency with

the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, October 18, 2024.

Hearing Date: October 21, 2024

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

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

Angela Calvillo

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

jec:bjj:ams

DATED ~ POSTED~ MAILED: October 1, 2024 PUBLISHED: September 29, 2024

San Francisco Examiner PUBLIC NOTICES SAN MATEO COUNTY: 650-556-1556 • E-mail: smlegals@sfmediaco.com SAN FRANCISCO: 415-314-1835 • E-mail: sflegals@sfmediaco.com

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NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco sitting in a Committee of the Whole, as the Budget and Finance Committee, will hold a public hearing to consider the following matter and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

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

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

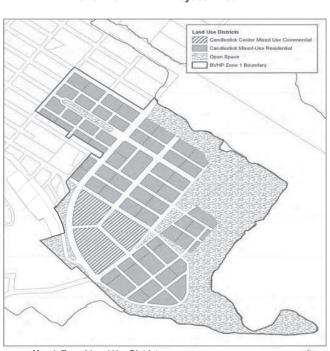
The Redevelopment Plan Amendments are consistent with proposed changes in the Candlestick Point-Hunters Point Shipyard Phase 2 project agreements ("Project Agreements"), which the Successor Agency Commission, Oversight Board of the City and County of San Francisco, and California Department of Finance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

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

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos.@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, October 18, 2024.

For any questions about this hearing, please contact our office at bos.legislation@sfgov.org or call (415) 554-5184 Angela Calvillo, Clerk of the Board of Supervisors City and County of San Francisco

Zone 1 of BVHP Project Area B





CITY AND COUNTY OF SAN FRANCISCO PUBLIC UTILITIES COMMISSION

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

Under the United States Environmental Protection Agency (EPA) General Pretreatment Regulations (40 CFR 403.8(f) (2)(viii)), the Public Utilities Commission, Wastewater Enterprise, Collection System Division, is required to

publish annually a list of industrial users which, during ne calendar year, were in significant noncompliance w applicable pretreatment requirements. For the calendar year 2024, the relevant industrial users are listed below

Industrial User/Discharger	Authority	Current Status
Darling Ingredients, Inc. 420 Amador St. San Francisco, CA 94124	Chapter X of Part II of the San Francisco Municipal Code, Article 4.1 Section 123	The Industrial User, (IU), exceeded the local limit for dissolved sulfides during the second quarter. The IU was in significant noncompliance due to Technical Review Criteria (TRC).
		CNSB # 3853829

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF AND TRANSPORTATION

ansit Districts, and the inatown Communisiness, Chinatown Visitiall, and Chinatown sidential Neighborhoommercial Districts; affirmin cial Districts; affirming nning Department's nation under the unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record, in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco. CA, 94102 or sent via email (bos@stgov.org). Information relating to this matter is available with the Office of the Clerk of the Board of Supervisors' Legislative Research Center asearch-center-Irc). Agenda information relating to this natter will be available or public review on Friday, totober 18, 2024. For any uestions about this hearing, lease contact the Assistant lerk for the Land Use and ransportation Committee; ohn Carroll (john.carroll@igov.org ~ (415) 554-4445)

EXM-3857424#

NOTICE OF REGULAR
MEETING
SAN FRANCISCO BOARD
OF SUPERVISORS
BUDGET AND FINANCE
COMMITTEE
CITY HALL, LEGISLATIVE
CHAMBER, ROOM 250

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

City and County of San

City and County of San Francisco
Human Services Agency
(HSA) Funding Opportunity
Request for Proposals
(RFP) #1141 Support
Circles for Community
Centers
The San Francisco Human
Services Agency (SFHSA)
and the Department of
Disability and Aging Services
(DAS) announces its intent to
seek proposals from nonprofit
organizations interested in
participating in the pilot launch
of "support circle" programs
at DAS funded Community
Centers in San Francisco.
RFP packets are available Centers in San Francisco.
RFP packets are available on the Internet on or after Thursday , September 26, 2024, at https://sfcitypartner.sfgov.org/
pages/Events-BS3/event-search.aspx and type RFP 1141 in the "Event Name" and select "See Attachments" in the Bid Package. For further information, contact Candace. Gray@sfgov.org. Initial due date for responses is Monday, October 28, 2024, 3:00 PM.
The Pre-Proposal Conference will be held via teleconference. Proposers are encouraged to call in or Thursday. October 19 pages Proposers are encouraged to call in on Thursday, October 3, 2024, 2:00pm. The Microsoft Teams hyperlink is listed below:

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

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

LEGISLATION INTRODUCED AT, AND SUMMARY OF ACTIONS OF THE SEPTEMBER 24, 2024 MEETING OF THE SAN FRANCISCO BOARD OF SUPERVISORS

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

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS CITY HALL, LEGISLATIVE
CHAMBER, ROOM 250,
1 DR. CARLTON B.
GOODLETT PLACE, SAN
FRANCISCO, CA 94102
OCTOBER 1, 2024 - 2:00 PM

OCTOBER 1, 2024 - 2:00 PM
The agenda packet and
legislative files are available
for review at https://sfbos.org/
legislative-research-center-lrc,
in Room 244 at City Hall, or by
calling (415) 554-5184.

EXM-3856840#

Notice is hereby given that the Director of Public Works will hold a remote public hearing via teleconference on Wednesday, October 9, 2024 commencing at 10:00AM to consider the following: Sunnydale HOPE SF Phase 3 Project (Final Map No. 12077), Request For Exceptions and Deferrals to Subdivision Regulations, Subdivision Code Regulations, Subdivision Code and Tentative Map Conditions of Approval Subdivider of the HOPE SF Sunnydale Project (Phase 3 Final Map PID 12077) submitted a request for exceptions to the Subdivision Regulations, Subdivision Code and Tentative Map Conditions of Approval for the Project.Subdivider also requests deferral of certain items that would typically be required at the time of the approval of the Final Map and Public Improvement Agreement. Public Works Agreement. Public Works hearings are held through videoconferencing and will provide for remote public comment. You are invited to a Zoom webinar When: October 9, 2024 10:00 AM Pacific Time https://us06web.zoom.us/i/88002322240 One tap mobile: +16694449171, 88002322240# or + 1 6 6 9 9 0 0 6 8 3 3, 88002322240# Telephone +1 669 444 9171 or +1 669 900 6833 Webinar ID 880 0232 2240 Persons unable to participate in the videoconference may submit written comments

submit written comments regarding the subject matter to SHAWNA GATES at SHAWNA.GATES@SFDPW. Comments received OHG. Comments received before the hearing will be brought to the attention of the hearing officer and made a part of the official public record. Further information, if desired, on this matter may be obtained prior to the hearing by contacting SHAWNA CATES AS SHAWNIN CATES OF THE OFFICE OF THE OFFICE OF THE OFFICE OF THE OFFICE O by contacting SHAWNĂ GATES at SHAWNA.GATES@ SFDPW.ORG. PowerPoint files, documents and photo images in their presentations must send the materials to SHAWNA GATES via email at SHAWNA.GATES@ SFDPW.ORG by 5 p.m. one business day before the hearing. If attendees access the webinar via a computer, they will be able to share documents themselves via the "share screen" functionality Personal information that is

Personal information that to provided in communications to Public Works is subject to Public Works is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when to provide personal identifying information when they communicate with Public Works. All written or communications members of the public submit to the department regarding projects or hearings will be made available to all members of the public for inspection and copying. The department does not redact any information from these submissions. not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the department may appear in public documents that members of the public may inspect or copy.

EXM-3856814# CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-559107 Superior Court of California County of SAN FRANCISCO Petition of: IRIS LAUYER County of Social Petition of: IRIS LAU SOULET for Change of Name ALL INTERESTED

Petitioner IRIS LAUYEE
SOULET filed a petition
with this court for a decree

changing names as follows:
IRIS LAUYEE SOULET to
IRIS LAUYEE PANG
The Court orders that all
persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted Any person objecting to the name changes described name changes described above must file a written above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

hearing.
Notice of Hearing:
Date: 10/22/2024, Time: 9:00
A.M., Dept.: 103N, Room:
103N

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-mycourt.htm.

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

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

EXAMINER

FICTITIOUS BUSINESS NAMES

NAME STATEMENT File No. M-298489

The following person(s) is (are) doing business as: TESLA MOTORS, INC., 1500 COLLINS AVE., COLMA, CA 94014, County of SAN MATEO

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

STATE OF INCORPORATION: TEXAS
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ TROY JONES, VICE
PRESIDENT statement was filed

with the County Clerk of Sar Mateo County on 09/11/2024 Mark Church, County Clerk 9/22, 9/29, 10/6, 10/13/24 NPEN-3854548# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298327

The following person(s) is (are) doing business as:

M & M CLEANING, 204 M & M CLEANING, 204 School St Unit A, Daly City, CA 94014 County of SAN MATEO Mailing Address: 204 School St Unit A, Daly City, CA 94014 Margarita Medina, 204 School St Unit A, Daly City, CA 94014 This business is conducted by an Individual

an Individual
The registrant(s) commenced
to transact business under
the fictitious business name
or names listed above on
08/23/2024.
I declare that all information
in this statement is true and
correct. (A registrant who
declares as true information
which he or she knows to be
false is guilty of a crime.) false is guilty of a crime.) S/ Margarita Medina,

This statement was filed with the County Clerk of San Mateo County on 08/23/2024. Mark Church, County Clerk [Deputy], Deputy Original 9/22, 9/29, 10/6, 10/13/24 NPEN-3854216#

EXAMINER - BOUTIQUE & VILLAGER FICTITIOUS BUSINESS

File No. M-298537 The following person(s) is re) doing business as: ASON YUI MORTGAGE CONSULTING, 336
BLUEFISH CT. FOSTER
CITY, CA 94404, County of SAN MATEO
JASON YUI, 336 BLUEFISH
CT. FOSTER CITY, CA 94404

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

This statement was filed with the County Clerk of San Mateo County on SEP 18, 2024 2024 Mark Church, County Clerk 9/29, 10/6, 10/13, 10/20/24 NPEN-3850920#

false is guilty of a crime.) S/ JASON YUI

EXAMINER - BOUTIQUE & VILLAGER

File No. M-298539

following person(s) is HOME BASED MEDICINE 101 S. SAN MATEO DRIVE SUITE 102 SAN MATEO CA 94401, County of SAN GURPREET K. PADAM MD PC, 101 S. SAN MATEO DRIVE, SUITE 102 SAN

DRIVE, SUITE 102 SAN MATEO, CA 94401 This business is conducted by CORPORATION, STATE OF INCORPORATION: CA The registrant(s) commenced to transact business under the fictitious business name or names listed above on 05/28/2021 I declare that all information in this statement is true and

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

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

2024 Mark Church, County Clerk 9/29, 10/6, 10/13, 10/20/24 NPEN-3850873# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298400

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

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 05/23/2019

I declare that all information

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

EXAMINER - BOUTIQUE &

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298402 following person(s) is

(are) doing business as:
PACIFIC CARPENTRY, 1340
CRESPI DR, PACIFICA, CRESPI DR, PACIFICA, CA 94044, County of SAN MATEO JOSEPH A LOPEZ, 1340 CRESPI DR, PACIFICA, CA This business is conducted by

This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 07/01/2019
I declare that all information in this statement is true and

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

S/JOSEPH A LOPEZ
This statement was filed
with the County Clerk of San
Mateo County on 08/30/2024
Mark Church, County Clerk
9/8, 9/15, 9/22, 9/29/24
NPEN-3850270# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298403

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

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

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

NPEN-3850247# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298410

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

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

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

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

9/8, 9/15, 9/22, 9/29/24 NPEN-3850227# **EXAMINER - BOUTIQUE &** VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT File No. M-298412 The following person(s) is (are) doing business as:
VESSEL VINTAGE & THRIFT,
590 KELLY ST, HALF MOON
BAY, CA 94019, County of
SAN MATEO

KRISTINA RAMOS, 590 KELLY ST, HALF MOON BAY, CA 94019

CA 94019
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 09/09/2019
I declare that all information in this statement is true and correct. (A registrant who

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

NPEN-3850210# **EXAMINER - BOUTIQUE &** FICTITIOUS BUSINESS

NAME STATEMENT File No. M-298442 The following person(s) is (are) doing business as: LUNA Y SOL RENTALS, 257 CATALINA AVE, PACIFICA, CA 94044, County of SAN GRUPO LUNA Y SOL LLC, 257 CATALINA AVE, PACIFICA, CA 94044

This business is conducted by LIMITED LIABILITY by LIMIII COMPANY IY, STATE ORGANIZATION: CALIFORNIA

CALIFORNIA
The registrant(s) commenced
to transact business under
the fictitious business name
or names listed above on
01/05/2024
I declare that all information
in this statement is true and in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ ALEXANDRIA VANESSA

This statement was filed with the County Clerk of San Mateo County on SEPTEMBER 05, 2024 Mark Church, County Clerk

9/15, 9/22, 9/29, 10/6/24 NPEN-3847125# EXAMINER - BOUTIQUE &

FICTITIOUS BUSINESS

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-298439
The following person(s) is (are) doing business as:
POTTHING, 576 6TH AVE, MENLO PARK, CA 94025, County of SAN MATEO
THE ARTISAN VARIETY LLC, 575 6TH AVE, MENLO PARK, CA 94025
This business is conducted

CA 94025
This business is conducted by LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: CALIFORNIA
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A declars that all information. I declare that all information in this statement is true and

in this statement is true and correct. (A registrant who declares as true information which he or she knows to be talse is guilty of a crime.)
S/ AAHLADA CHENNUPATI, MANAGING MEMBER
This statement was filed with the County Clerk of San Mateo County on SEPTEMBER 05, 2024 2024 Mark Church, County Clerk

9/15, 9/22, 9/29, 10/6/24 NPEN-3845411# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS
NAME STATEMENT
File No. M-298447
The following person(s) is (are) doing business as:
BODNAR HVAC, 1251 5TH
AVE, REDWOOD CITY,
CA 94063, County of SAN
MATEO
BODNAR HEATING & AIR
CONDITIONING, INC., 1251

CONDITIONING, INC., 1251 FIFTH AVENUE, REDWOOD CITY, CA 94063

This business is conducted by CORPORATION, STATE OF INCORPORATION: OF INCOHPORATION CALIFORNIA The registrant(s) commenced to transact business under the fictitious business name or names listed above on

the fictitious business name or names listed above on 01/01/2010
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ HEATHER BODNAR, SECRETARY
This statement was filed with the County Clerk of San Mateo County on SEPTEMBER 06, 2024

Mark Church, County Clerk

9/15, 9/22, 9/29, 10/6/24 NPEN-3826816# EXAMINER - BOUTIQUE & VILLAGER

GOVERNMENT

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

"Proposer").
The SAFER Bay project is a multi-jurisdictional and public-private collaboration to protect communities and critical infrastructure from sea critical infrastructure from sea level rise and tidal flooding in the cities of Menlo Park and East Palo Alto. Using both engineered structures and nature-based flood protection, the effort consists of a 7.5-mile alignment along the southeast San Francisco Bay shoreline San Francisco Bay snoreline designed to provide a 100-year level of flood protection in addition to 3.5 feet of sealevel rise. The Menlo Park SAFER Bay Project focuses on the 3.7-mile alignment and flood control elements located within the City of Menlo Park. The Menlo Park SAFER Bay Project is federally funded and all applicable federal provisions will apply. Request for proposals, Request for proposals, and additional information may be obtained at no cost but must register to PlanetBids online at menlopark.gov/publicbids. The Proposer shall be responsible for any addendums that may be posted on the PlanetBids website. Bids will be received electronically at Planet Bids until 2 p.m., Wednesday, Oct. 16, 2024.

16, 2024. DATED: Sept. 12, 2024 BY: Judi A. Herren, City Clerk 9/18, 9/22, 9/29, 10/2/24 SPEN-3853030#

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

Initial Implementation
Measures
Daly City Council Chambers
City Hall, 333 – 90th Street
Daly City, California 94015
Monday, October 14, 2024,
7:00 P.M.
NOTICE IS HEREBY GIVEN
that the City of Daly City has
established the above time
and place for hearing all
persons who wish to be heard
on General Plan Amendment
GPA-8-24-16606 and Zone
Change ZC-8-24-16607
- Revised Draft Housing
Element (RDHE) Adoption
and Initial Implementation
Measures.

Measures.
In close coordination with City staff, a land use consultant (Placeworks) has developed the Draft Housing Element. The State of California Department of Housing and Community Development (HCD) subsequently reviewed the element and found the element and found that it met the statutory requirements of State Housing Element Law and could be fully certified upon adoption by the Daly City City Council. HCD noted that because the HCD noted that because the City did not adopt a compliant Housing Element within 120 days of the statutory deadline to do so on January 31, 2023, Programs 6.3 (Rezone), 6.4 (General Plan), and 6.5 (Increase Densities) to address a shortfall of capacity to accommodate the Regional Housing Need Allocation address a shortfall of capacity to accommodate the Regional Housing Need Allocation must be completed before the Housing Element can be deemed certified by the State. Staff is bringing forth implementation measures for City Council review concurrent with the Housing Element adoption, including rezonings, and Zoning Ordinance and General Plan amendments. In accordance with the CEQA Guidelines, the City has determined that an Addendum to the General Plan EIR is the appropriate environmental review for adoption of the RDHE.

The Draft Housing Element was made available for a 30-day public review May 11 through June 10, 2024.

The meeting can be attended in person at the above address or watch the live telecast at https://www.youtube.com/@DalyCityGov/streams or https://www.dalycity.org/agendas. Citizens are encouraged to provide comments by attending in

person and/or submit public comments via email to cityclerk@dalycity.org prior to the public meeting. Dated: September 9, 2024 .Annette Hipona CITY CLERK, CITY OF DALY CITY

SPEN-3852119# EXAMINER - DALY CITY INDEPENDENT

PROBATE

NOTICE OF **PETITION TO ADMINISTER ESTATE OF** STANLEY ALAN JOHNSON CASE NO. 24-PRO-01203

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

JOHNSON A Petition for Probate has been filed by JOSH JOHNSON in the Superior Court of California, County of SAN MATEO.

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

authority to administer estate the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) independent administration authority will be granted unless an interested person files an objection to the petition

why the court should not grant the authority. A hearing on the petition will be held in this court on 11/05/2024 at 9:00AM in Dept. 1 located at 400 COUNTY CENTER, REDWOOD CITY, CA

94063.

and shows good cause

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may

attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250 A Request for Special Notice form is

want to consult with an

clerk. Attorney for Petitioner: DOUGLAS J. ABBOTT, 4962 EL CAMINO REAL, SUITE 235, LOS ALTOS, CA 94022, Telephone: (650) 967-1001

available from the court

9/29, 10/2, 10/9/24 SPEN-3856649# EXAMINER - REDWOOD CITY TRIBUNE **NOTICE OF**

PETITION TO ADMINISTER **ESTATE OF MARTIN MANUEL MACEDO AKA** MARTIN M. MACEDO CASE NO. PES-24-307703

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

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

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

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

CALIFORNIA NEWSPAPER SERVICE BUREAU

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

COPY OF NOTICE

Notice Type: **GPN GOVT PUBLIC NOTICE**

Ad Description

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

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

09/29/2024

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

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

EXM# 3857424

EXM# 3857424

NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO LAND
USE AND TRANSPORTATION COMMITTEE
MONDAY OCTOBER 21,
2024 - 1:30 PM Legislative
Chamber, Room 250, City
Hall 1 Dr. Carlton B.
Goodlett Place, San
Francisco CA 94102
NOTICE 15 HEREBY GIVEN
THAT the Board of Supervisors of the City and County
of San Francisco's Land Use
and Transportation Committee will hold a public hearing
to consider the following
proposal and said public
hearing will be held as
follows, at which time all
interested parties may attend
and be heard: File No.
240909. Resolution imposing
interim zoning controls for an interim zoning controls for an 18-month period to require conditional use authorization conditional use authorization prior to replacing a Legacy Business in Neighborhood Commercial Districts and the Chinatown Ecilotect, and the Chinatown Wasiness, Chinatown Visitor Retail, and Chinatown Posidnetial, Neighborhood Retail, and Chinatown Residential Neighborhood Retail, and Chinatown Residential Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be added to comments control control

comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research should comments Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-Irc). Agenda information relating to this matter will be available for public review on Friday, October 18, 2024. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee.

John Carroll Carroll

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



EXM-3857424#



MYRNA MELGAR

DATE: October 16, 2024

TO: Angela Calvillo

Clerk of the Board of Supervisors

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

RE: Land Use and Transportation Committee

COMMITTEE REPORT

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

File No. 240909 Interim Zoning Controls - Legacy Businesses in Neighborhood

Commercial Districts

Sponsors: Peskin; Chan, Preston, Walton and Ronen

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

 From:
 Barbara Styles

 To:
 Carroll, John (BOS)

 Subject:
 La Mediterranee Restaurant

Date: Friday, October 18, 2024 10:10:49 AM

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

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

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

Barbara Styles

From: Wendy Rothenberg
To: Carroll, John (BOS)
Subject: Save La Mediterranee!

Date: Friday, October 18, 2024 9:31:57 AM

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

Dear Mr. Carroll,

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

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

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

Thank you, Wendy Rothenberg
 From:
 Nicole Dreyfuss

 To:
 Carroll, John (BOS)

 Subject:
 LA Mediteranee

Date: Friday, October 18, 2024 8:59:29 AM

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

Hi,

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

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

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

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

No one cares. Keep this business alive!

Thank you,

Nicole Dreyfuss

Sent from my iPhone

From: <u>Marianne Rothe</u>
To: <u>Carroll, John (BOS)</u>

Subject: The Legacy Business Protection Ordinance **Date:** Thursday, October 17, 2024 11:55:15 PM

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

Dear John!

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

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

Sincerely, Marianne Rothe, a proud patron of La Mediterranee

 From:
 Donna Soohoo

 To:
 Carroll, John (BOS)

Subject: Save La Mediterranean restaurant on Fillmore Street

Date: Thursday, October 17, 2024 7:31:14 PM

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

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

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

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

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

Thanks, Donna Soohoo From: Olga Zilberbourg

To: Carroll, John (BOS)

Subject: Message in support of La Mediterraneeand other SF Legacy Businesses for The Legacy Business Protection

Ordinance

Date: Thursday, October 17, 2024 3:46:23 PM

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

Dear John,

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

Olga Zilberbourg 54 Pearl Street San Francisco, CA 94103 From: Jilly M Pfifferling

To: Carroll, John (BOS)

Subject: The Legacy Business Protection Ordinance - Supporting La Mediterranee, Fillmore St

Date: Thursday, October 17, 2024 3:32:01 PM

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

Dear Mr. Carroll,

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

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

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

Thank you for your consideration.

A concerned citizen,

Jilly Pfifferling

From: steve amano
To: Carroll, John (BOS)

Subject: Re: Legacy Business: Ten-ichi Restaurant Date: Thursday, October 17, 2024 3:06:29 PM

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hi John

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

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

Thank you again

Steve Amano

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

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

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

We are hoping to find a new location soon

Thank you and hope to hear from you

Steve Amano

From: Janet Beach

To: Carroll, John (BOS)

Subject: Support for la Mediterrane

Date: Thursday, October 17, 2024 3:05:56 PM

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

Dear John,

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

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

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

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

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

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

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

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

Thank you Janet Beach

Janet Beach
Chairman
Job Forum
and
Managing Partner
U.S. Marketing Services
101 Lombard Street, Suite 704 W
San Francisco, CA 94111
Pharm 415 422 2565

Phone: <u>415-433-3565</u> Fax: <u>415-434-0968</u>

jbeach@usmarketingservices.com

From: steve amano
To: Carroll, John (BOS)

Subject: Legacy Business: Ten-ichi Restaurant **Date:** Thursday, October 17, 2024 3:00:58 PM

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

Hello John

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

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

We are hoping to find a new location soon

Thank you and hope to hear from you

Steve Amano

 From:
 Carl R. Castro

 To:
 Carroll, John (BOS)

 Cc:
 Peskin, Aaron (BOS)

Subject: Support for Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts

Date: Thursday, October 17, 2024 2:38:11 PM

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

Dear Mr. Carroll,

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

This resolution is vital for preserving neighborhood institutions such as the **La Mediterranee on Fillmore St.**The La Med on Noe near Market was the second restaurant to which I was taken shortly after moving to San Francisco, which I frequented during my early years of living in the Lower Haight,
When I later lived on Nob Hill for many years, I would frequent the Fillmore St. location.

La Med is a well-loved San Francisco institution vital to the character, culture, and community of its neighborhood, that as such should be protected and able to survive, without threat of excessive rent increase by ultra-e landlords

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

Best, Carl R. Castro 415-722-6459 55 Hermann St. No. 502 San Francisco CA 94102 From: Elizabeth MacLeod
To: Carroll, John (BOS)
Subject: Legacy Lease Ordinance

Date: Thursday, October 17, 2024 2:08:53 PM

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

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

Please pass the Legacy protection! SF Resident and homeowner, Beth Beth Macleod Sent from my iPhone From: Marc Norton
To: Carroll, John (BOS)

 Cc:
 Peskin, Aaron (BOS); ChanStaff (BOS); PrestonStaff (BOS); Shae Watson, Small Business Forward

 Subject:
 SUPPORT for Interim Zoning Controls for Legacy Businesses in Neighborhood Commercial Districts

Date: Thursday, October 17, 2024 2:04:03 PM

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

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

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

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

 To:
 Carroll, John (BOS)

 Subjects
 Places help to Media

Subject: Please help La Mediterranee

Date: Thursday, October 17, 2024 1:58:26 PM

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

Hello,

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

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

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

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

Thank you,

--

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

415.439.3750

Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.

Date: Thursday, October 17, 2024 1:44:26 PM

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Date: Thursday, October 17, 2024 1:44:26 PM

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Date: Thursday, October 17, 2024 1:44:26 PM

Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.

Date: Thursday, October 17, 2024 1:44:26 PM

Introduction Form

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

I hereby su	bmit the following item for introduction (select only one):
1 .	For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
2.	Request for next printed agenda (For Adoption Without Committee Reference) (Routine, non-controversial and/or commendatory matters only)
3.	Request for Hearing on a subject matter at Committee
4.	Request for Letter beginning with "Supervisor inquires"
5.	City Attorney Request
6.	Call File No. from Committee.
7.	Budget and Legislative Analyst Request (attached written Motion)
8.	Substitute Legislation File No.
9.	Reactivate File No.
_	
10.	Topic submitted for Mayoral Appearance before the Board on
The propos	sed legislation should be forwarded to the following (please check all appropriate boxes):
	Small Business Commission Youth Commission Ethics Commission
	Planning Commission Building Inspection Commission Human Resources Department
General Pl	an Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53
	Yes
	Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)
Sponsor(s)	
- ` ` '	Chan, Preston, Walton, Ronen
Subject:	
	oning Controls - Legacy Businesses in Neighborhood Commercial Districts
Long Title	or text listed:
replacing a the Chinato Districts; ar	imposing interim zoning controls for an 18-month period to require conditional use authorization prior to Legacy Business in Neighborhood Commercial Districts and Neighborhood Commercial Transit Districts, and own Community Business, Chinatown Visitor Retail, and Chinatown Residential Neighborhood Commercial and affirming the Planning Department's determination under the California Environmental Quality Act and lings of consistency with the eight priority policies of Planning Code, Section 101.1.
	Signature of Sponsoring Supervisor: //AP//