

File No. 230909

Committee Item No. 2

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 21, 2024

Board of Supervisors Meeting:

Date: October 22, 2024

Cmte Board

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- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
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OTHER

- Small Business Commission Memo – September 24, 2024
- CEQA Determination – October 17, 2024
- Hearing Notice – October 1, 2024
- Committee Report Request Memo – October 16, 2024
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- _____
- _____
- _____
- _____

Prepared by: John Carroll

Date: October 18, 2024

Prepared by: John Carroll

Date: _____

Prepared by: _____

Date: _____

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

2

3 **Resolution imposing interim zoning controls for an 18-month period to require**
4 **conditional use authorization prior to replacing a Legacy Business in Neighborhood**
5 **Commercial Districts and Neighborhood Commercial Transit Districts, and the**
6 **Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential**
7 **Neighborhood Commercial Districts; affirming the Planning Department’s**
8 **determination under the California Environmental Quality Act; and making findings of**
9 **consistency with the eight priority policies of Planning Code, Section 101.1.**

10

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

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

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

25

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

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.

- 1 Sec. 742. Cole Valley Neighborhood Commercial District.
- 2 Sec. 743. Lower Haight Street Neighborhood Commercial District.
- 3 Sec. 744. Lower Polk Street Neighborhood Commercial District.
- 4 Sec. 745. Inner Taraval Street Neighborhood Commercial District.
- 5 Sec. 750. NCT-1 – Neighborhood Commercial Transit Cluster District.
- 6 Sec. 751. NCT-2 – Small-Scale Neighborhood Commercial Transit District.
- 7 Sec. 752. NCT-3 – Moderate-Scale Neighborhood Commercial Transit District.
- 8 Sec. 753. SoMa Neighborhood Commercial Transit District.
- 9 Sec. 755. Ocean Avenue Neighborhood Commercial Transit District.
- 10 Sec. 756. Glen Park Neighborhood Commercial Transit District.
- 11 Sec. 757. Folsom Street Neighborhood Commercial Transit District.
- 12 Sec. 759. Divisadero Street Neighborhood Commercial Transit District.
- 13 Sec. 760. Fillmore Street Neighborhood Commercial Transit District.
- 14 Sec. 761. Hayes-Gough Neighborhood Commercial Transit District.
- 15 Sec. 762. Valencia Street Neighborhood Commercial Transit District.
- 16 Sec. 763. 24th Street – Mission Neighborhood Commercial Transit District.
- 17 Sec. 764. Upper Market Street Neighborhood Commercial Transit District.
- 18 Sec. 810. Chinatown Community Business District.
- 19 Sec. 811. Chinatown Visitor Retail District.
- 20 Sec. 812. Chinatown Residential Neighborhood Commercial District; and, be it
- 21 FURTHER RESOLVED, That these interim controls shall remain in effect for 18
- 22 months from the effective date of this Resolution, or until the adoption of permanent legislation
- 23 that addresses and protects the cultural impacts of Legacy Businesses in San Francisco’s
- 24 neighborhoods, and their importance to the City’s history, whichever first occurs; and, be it
- 25

1 FURTHER RESOLVED, That the Planning Department shall provide reports to the
2 Board pursuant to Planning Code, Section 306.7(i).

3 APPROVED AS TO FORM:
4 DENNIS J. HERRERA, City Attorney

5 By: /s/
6 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,

A handwritten signature in blue ink that reads "Katy Tang". The signature is fluid and cursive, with the first letters of each name being capitalized.

Katy Tang
Director, Office of Small Business

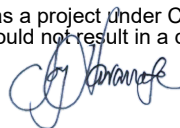
BOARD of SUPERVISORS



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

MEMORANDUM

Date: September 25, 2024
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 240909
Interim Zoning Controls - Legacy Businesses in Neighborhood Commercial Districts

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
 - Ballot Measure 10/17/2024 
- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan Planning Code, Section 101.1 Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

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

BOARD of SUPERVISORS



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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.

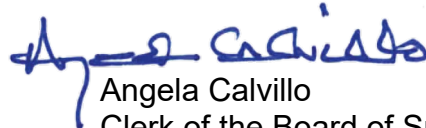
Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

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.

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

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EXM# 3857424

EXM-3857424#

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

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

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

09/29/2024

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

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

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 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: File No. 240909, Resolution imposing interim zoning controls for an 18-month period to require conditional use authorization prior to replacing a Legacy Business in Neighborhood Commercial Districts and Neighborhood Commercial Transit Districts, and the Chinatown Community Business, Chinatown Visitor Retail, and Chinatown Residential Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-irc>). Agenda information relating to this matter will be available for public review on Friday, October 18, 2024. For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)



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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

mm

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 reputation for many years and is an asset to the Fillmore community. Our family has 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: [Marianne Rothe](#)
To: [Carroll, John \(BOS\)](#)
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

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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

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

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](#)
Phone: [415-433-3565](tel:415-433-3565)
Fax: [415-434-0968](tel:415-434-0968)
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

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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

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Dear Mr. Carroll,

As a longtime San Francisco resident and aficionado 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

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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 \(BOS\)](#)
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

From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

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

From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

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From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

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

From: [Ray Fleitas](#)
To: [Carroll, John \(BOS\)](#)
Subject: I Support "Legacy Small Business" Please consider our neighborhoods and protect.
Date: Thursday, October 17, 2024 1:44:26 PM

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Introduction Form

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



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 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 proposed 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 Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: