

1350
VAN NESS



±5800 SQ FT

Multi-Use Commercial Space Available Now

Jones Lang LaSalle Brokerage, Inc. License #01856260



FOR LEAS

AMERSON
MILLER

CONCRETE FLOORS + SKYLIGHTS
+ 13H BEAMED CEILING
+ DEDICATED LOADING DOCK
+ PRIVATE PARKING GARAGE

13.6
338
CALL
DAY

Large white graffiti on the left door.

Small white graffiti in the middle door.

Yellow graffiti on the right door.



← 1300
Van Ness
1285A

From: [Sharon Ng](#)
To: [Carroll, John \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#)
Cc: [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#); [SherrillStaff](#); [SauterStaff](#); [Rosa Chen](#); [Gabriella Ruiz](#); [Avi Gandhi](#); [Stuart Watts](#)
Subject: File #250101 [Planning Code - Removing Conditional Use Requirement for Formula Retail Uses on Van Ness Avenue]
Date: Saturday, April 19, 2025 11:49:58 AM
Attachments: [CCDCNBBA Formula Retail letter 4-18-25.pdf](#)

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Dear Supervisors Melgar, Chen, Mahmood, Clerk Carroll, and Co-sponsors Sherrill and Sauter,

Please see attached a joint letter from Chinatown Community Development Center (CCDC) and the North Beach Business Association (NBBA) on the topic of formula retail uses, as related to File #250101.

Thank you and please let us know if you have any questions!
Sharon

Sharon Ng

Community Planner | Planning and Policy Team

Pronouns: *she/her/hers*

Chinatown Community Development Center

615 Grant Avenue | San Francisco, CA | 94108

April 18, 2025

Land Use and Transportation Committee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: File #250101 [Planning Code - Removing Conditional Use Requirement for Formula Retail Uses on Van Ness Avenue]

Dear Supervisors Melgar, Chen, Mahmood, Clerk Carroll, and Co-sponsors Sherrill and Sauter,

We are writing on behalf of Chinatown Community Development Center (CCDC) and the North Beach Business Association (NBBA) on the topic of formula retail uses. CCDC is a place-based community development organization primarily serving the Chinatown neighborhood but also serving North Beach and the Tenderloin. CCDC's mission is to build community and enhance the quality of life for San Francisco residents. As a community development organization with many roles (neighborhood advocates, organizers, planners, developers, and managers of affordable housing), CCDC believes in a comprehensive vision of community, a quality environment, a healthy neighborhood economy, and active voluntary associations. The NBBA is the sole small business organization representing the North Beach Commercial District. The NBBA is committed to supporting and celebrating our neighborhood businesses and strives to enhance and preserve the unique character of North Beach as a prosperous place to do business, live, and visit.

While we do not oppose removing the conditional use requirement for formula retail on Van Ness Avenue, we want to recognize the importance of the conditional use process overall, especially in communities like Chinatown and North Beach which have long banned Formula Retail uses. We hope that the conditional use process continues to be upheld elsewhere, and that the removal of conditional use requirements on Van Ness Avenue will not serve as a catalyst for changes in communities like ours.

With decades of history of maintaining quality of life and neighborhood character, CCDC and NBBA understand well the negative impact of formula retail moving into established commercial corridors traditionally well served by small, independent stores and businesses that are key to cultural vitality and diversity in the area. As you probably are all are aware, the neighborhoods across San Francisco each have unique characteristics and needs, and we believe the City's land use policies should reflect as such. Chinatown, in particular, features culturally responsive grocery, medicinal, drink, and hardware stores—businesses that not only respond to the community's needs but employ residents and give new small business owners an opportunity to build wealth. North Beach continues to thrive because of its unique, authentic retail environment that has long been home to renowned establishments like City Lights Bookstore, the Caffè Trieste, Biordi's and Club Fugazi. The allowance of formula/big box retail in communities like ours could greatly disrupt and threaten the independent retail ecosphere that has defined our communities. We want to be clear that the current formula retail controls for Chinatown and North Beach are working and should be left in place and not amended.

Thank you for your time, and please feel free to reach out with any questions.



Sharon Ng
Community Planner
Chinatown Community Development Center



Stuart Watts, President
North Beach Business Association



From: [Stephen Torres](#)
To: [Carroll, John \(BOS\)](#)
Cc: [Low, Jen \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Logan, Samantha \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: 2025.04.14.2025 Letter to SF BOS Land Use Re: Conditional Use & Upzoning Notice Changes
Date: Monday, April 14, 2025 11:11:55 AM
Attachments: [2025.04.14.2025 Letter to SF BOS Land Use Re Conditional Use & Upzoning Notice Changes.pdf](#)

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Good morning Clerk Carroll,

Please be in receipt of this Letter to the Land Use Committee of the San Francisco Board of Supervisors regarding Item No.s 1 and 2 on today's agenda.

As always, thanks so much for your work and time.

Best,

Stephen Torres

Stephen Torres
3158 Mission Street, Apartment No. 3
San Francisco, California 94110

April 14, 2025

The Land Use Committee of the San Francisco Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Good afternoon Chairperson Melgar and Members of the San Francisco Board of Supervisors
Land Use Committee,

I am writing in regard to Item Numbers 1 and 2 in today's agenda.

On Item 1, I ask that you not approve the rescinding of the conditional use authorization for formula retail on Van Ness Avenue in between Broadway and Redwood Street.

On Item 2, I ask that you approve the amendment to require notice of rezoning intended to comply with the Housing Element law.

The reasoning behind both of these requests is simple. In the times we are living in, we are currently seeing the power and voice of the people consistently eroded through unilateral orders and legislation acting on behalf of special interest. As a city that purports to uplift the voice of the people, it would be a contradiction to both remove their ability to inform the kind of business that matches and cultivates the ecosystem of any business corridor in this city or to deprive them of the notice of the drastic and sweeping changes as proposed by the rezoning plan.

Specific to Item 1, in light of the unstable and disingenuous nature of formula retail in today's market and its capricious relationship with our city, this change for this kind of retail does not make economic sense. It is also seemingly and singularly supportive to the rezoning of Van Ness Avenue by not taking into account the valuable local businesses already there and only erodes their protections when they need them the most. It more or less secures the right of formula retail over mom and pop, and fast forwards to the inevitable outcome of rezoning on local small business by unfettering the restrictions on the only businesses that will be able to afford retail space in new developments: corporations.

Specific to Item 2, I would like to thank Supervisor Chan for introducing this amendment as it displays her understanding of her role as Supervisor to inform her constituents and all San Franciscans of possible major changes to our City and give them transparency, understanding, and at least some ability to determine what happens in their community.

I know that the Members of this Committee and the entire Board of Supervisors are always cognizant that they not only serve at the discretion of the people of the City and County of San Francisco, but also in compliance with the laws of the State of California, and indeed, our Nation. I also understand that striking a balance between these may, at times, prove difficult, especially with mandates that are onerous and specious in nature or act against the will of the

people by design. I strongly urge, however, that the balance fall in favour of the people. An informed and consenting people are not an impediment to progress.

Sincerely,

Stephen Torres
District 9 Resident and Legacy Business Worker

Cc:
Angela Calvillo, Clerk of the San Francisco Board of Supervisors