

39xx 19th Street
San Francisco, CA 94114

11/9/2007

Mr. Lawrence B. Badiner, Zoning Administrator
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103-2414

RE: 3929 19th Street - Variance 2007.1103V

Dear Mr. Badiner,

I am writing to support the proposed project at 3929 19th Street. I have lived at 39xx 19th street for xx years. I have seen the plans and the rendered drawing of the proposed project and feel that it will be a wonderful addition to the contemporary side of our street.

Sincerely,

x. y. zee

cc: Cecilia Jaroslowsky (Planning Department)
Mr. Paul Dawson

EUREKA VALLEY PROMOTION ASSOCIATION

Proposed Changes to the San Francisco Planning Code for the Castro Neighborhood Commercial District (NCD)

Section 703.3 paragraph (e):

Add: “Castro Neighborhood Commercial District on Castro Street and on 18th Street between Hartford Street and Collingwood Street” to those areas where “Formula Retail Use” is prohibited.

Section 715 Castro NCD (Table Inset):

- §715.27 Hours of Operation. Change permitted hours of operation from “6 a.m. to 2 a.m.” to “6 a.m. to 12 a.m.” and change conditional hours of operation from “2 a.m. to 6 a.m.” to “12 a.m. to 6 a.m.”
- §715.40 Other Retail Sales and Services. Change referenced definition §790.102 to remove “pharmaceutical drugs” from §790.102(c) and create new definition “§790.75 Pharmaceutical Drug Store. A retail use which provides pharmaceutical drugs.”
- §715.40a Pharmaceutical Drug Store. Add new category “Pharmaceutical Drug Store” referenced to new definition §790.75 with controls as follows: “1st floor: not allowed; 2nd floor: not allowed; 3rd floor: not allowed.”
- §715.41 Bar. Change to “Allowed by Conditional Use on 1st floor. Additionally, no person, entity, partnership or corporation that owns more than 25% of any establishment in this category within the Castro NCD may have more than 25% ownership of a second establishment in this category. The maximum number of businesses in this category within the NCD shall be limited to thirteen (13).”
- §715.42 Full-Service Restaurant. Change to “Allow by Conditional Use on 1st floor.
- §715.43 Large Fast Food Restaurant. Delete “C” on 1st floor.
- §715.47 Adult Entertainment. Delete “C” on 1st floor.
- §715.49 Financial Service. Add Zoning Control that “a maximum of 4 businesses of this type allowed within the Castro NCD boundaries.”

Proposed Changes to the San Francisco Planning Code
for the Castro Neighborhood Commercial District (NCD) (cont'd)

- §715.53 Business or Professional Service. Change referenced definition §790.108 by removing “real estate brokerage” from this definition and create new definition “§790.82 Real Estate Service. A retail use which provides to the general public, general business of professional services including but not limited to real estate brokerage, title insurance company, and mortgage broker other than full service financial institutions defined in Section 790.110 of this code.”
- §715.53a Real Estate Service. Add new category referenced to new definition §790.82 with controls as follows: “1st floor: not allowed; 2nd floor: C; 3rd floor: C.”
- §715..56 Automotive Parking. Change controls on 2nd and 3rd floors to “not allowed.” Additionally, add control that “mechanized parking accessed from the 1st floor is allowed if such parking does not exceed the structure height.” There currently is no 2nd or 3rd floor automotive parking in the Castro NCD, thus no structures will be “grandfathered” by this change. The EVPA feels that the light and air available to development on upper floors should be reserved for residential and small office/business use. Nothing in this change would preclude parking below grade.
- §715.62 Animal Hospital. Add “C” on 2nd floor.
- §715.70 Administrative Service. Add “P” on 2nd floor.
- §715.84 Medical Cannabis Dispensary. Change “P” to “C” on 1st floor.
- §715.90 Residential Use: Change “P” to “C” on 1st floor. The EVPA feels that ground floor development should be reserved for neighborhood serving businesses and not residential.
- 715.95 Community Residential Parking: Change controls on 2nd and 3rd floors to “not allowed.” Additionally, add control that “mechanized parking accessed from the 1st floor is allowed if such parking does not exceed the structure height.” There currently is no 2nd or 3rd floor automotive parking in the Castro NCD, thus no structures will be “grandfathered” by this change. The EVPA feels that the light and air available to development on upper floors should be reserved for residential and small office/business use. Nothing in this change would preclude parking below grade.

EUREKA VALLEY PROMOTION ASSOCIATION
Proposed Changes to the San Francisco Planning Code
for the Upper Market Neighborhood Commercial District (NCD)

Section 721 Upper Market NCD (Table Inset):

- §721.27 Hours of Operation. Change permitted hours of operation from “6 a.m. to 2 a.m.” to “6 a.m. to 12 a.m” and change conditional hours of operation from “2 a.m. to 6 a.m.” to “12 a.m. to 6 a.m.”
- §721.40 Other Retail Sales and Services. Change referenced definition §790.102 to remove “pharmaceutical drugs” from §790.102(c) and create new definition “§790.75 Pharmaceutical Drug Store. A retail use which provides pharmaceutical drugs.”
- §721.40a Pharmaceutical Drug Store. Add new category “Pharmaceutical Drug Store” referenced to new definition §790.75 with controls as follows: “1st floor: C; 2nd floor: C; 3rd floor: not allowed.”
- §721.42 Full-Service Restaurant. Change to “Allow by Conditional Use on 2nd floor.”
- §721.53 Business or Professional Service. Change referenced definition §790.108 by removing “real estate brokerage” from this definition and create new definition “§790.82 Real Estate Service. A retail use which provides to the general public, general business of professional services including but not limited to real estate brokerage, title insurance company, and mortgage broker other than full service financial institutions defined in Section 790.110 of this code.”
- §721.53a Real Estate Service. Add new category referenced to new definition §790.82. Controls as follows: “1st floor: C; 2nd floor: P; 3rd floor: not allowed.”
- §721..56 Automotive Parking. Add control that “parking other than parking entrance on 1st, 2nd and 3rd floors shall not front the street of the NCD. Portions of the building visible from the NCD street shall be residential or other business uses allowed by this section of the code.” Additionally, add control that “mechanized parking accessed from the 1st floor is allowed if such parking does not exceed the structure height.” The EVPA feels that the light and air available to development on upper floors should be reserved for residential and small office/business use. Nothing in this change would preclude parking below grade.
- §721.62 Animal Hospital. Add “C” on 2nd floor.
- §721.64 Mortuary. Add “C” on 1st and 2nd floors.
- §721.70 Administrative Service. Add “P” on 2nd floor.

Proposed Changes to the San Francisco Planning Code
for the Upper Market Neighborhood Commercial District (NCD)

- §721.84 Medical Cannabis Dispensary. Change “P” to “C” on 1st floor.
- §721.90 Residential Use. Change “P” to “C” on 1st floor. The EVPA feels that ground floor development should be reserved for neighborhood serving businesses and not residential.
- §721.95 Community Residential Parking: Add control that “parking other than parking entrance on 1st, 2nd and 3rd floors shall not front the street of the NCD. Portions of the building visible from the NCD street shall be residential or other business uses allowed by this section of the code.” Additionally, add control that “mechanized parking accessed from the 1st floor is allowed if such parking does not exceed the structure height.” The EVPA feels that the light and air available to development on upper floors should be reserved for residential and small office/business use. Nothing in this change would preclude parking below grade.