



# SAN FRANCISCO PLANNING DEPARTMENT

## Memo to the Planning Commission

HEARING DATE: DECEMBER 13, 2018  
Continued from the November 29, 2018 Hearing

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* December 6, 2018  
*Case No.:* **2018-006127CUA**  
*Project Address:* **201 19<sup>TH</sup> AVENUE**  
*Zoning:* RM-1 (Residential – Mixed, Low Density) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 1401/039  
*Project Sponsor:* Steven MacMillan  
SLM Architecture & Design  
207 7<sup>th</sup> Avenue #4  
San Mateo, CA 94401  
*Staff Contact:* David Weissglass – (415) 575-9177  
[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)  
*Recommendation:* **Disapproval**

### BACKGROUND

On November 29, 2018, the San Francisco Planning Commission conducted a duly noticed public hearing on Conditional Use Application No. 2018-006127CUA proposing the change of use from an existing grocery store to a restaurant in a Limited commercial Use Space within the RM-1 (Residential – Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. After considering the facts of the case and hearing public testimony, the Planning Commission voted to adopt a Motion of Intent to disapprove the request for Conditional Use authorization and continued the item to the December 13, 2018 hearing so that a draft motion of disapproval could be prepared for the Commission’s consideration.

### REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must adopt the attached Draft Motion to disapprove case No. 2018-006127CUA.

<b>RECOMMENDATION:</b> <b>Disapproval</b>
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**Attachments:**  
Disapproval Draft Motion  
Additional Public Comment



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Motion No. \_\_\_\_\_

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: DECEMBER 13, 2018

*Date Prepared:* December 6, 2018  
*Case No.:* **2018-006127CUA**  
*Project Address:* **201 19<sup>TH</sup> AVENUE**  
*Zoning:* RM-1 (Residential – Mixed, Low Density) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 1414 / 001  
*Project Sponsor:* Steven MacMillan  
SLM Architecture & Design  
207 7<sup>th</sup> Avenue #4  
San Mateo, CA 94401  
*Property Owner:* Doug Wong  
2112 Lake Street  
San Francisco, CA 94121  
*Staff Contact:* David Weissglass – (415) 575-9177  
[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)

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### PROJECT DESCRIPTION

The proposed project is a change of use from an existing grocery store to a restaurant in a Limited Commercial Use space within the RM-1 (Residential – Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The Project also includes the removal of the white signage band obscuring the second-story windows, and the removal of all paint and other features obscuring the transparency of the second-story windows. This project was reviewed under the Community Business Priority Processing Program (CB3P).

### REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must adopt the Draft Motion to disapprove case No. 2018-006127CUA.

### DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the

CB3P Checklist and findings below, the Commission hereby **DISAPPROVES Conditional Use Application No. 2018-006127CUA.**

**CB3P CHECKLIST**

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses	X			There are no other Eating or Drinking uses within a 300' radius of the subject property.
Any additional Planning Code findings			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as Class 1 Exemption

Additional Information	
Notification Period	11/9/2018-11/29/2018 (20 days mailing, newspaper, and posted).
Number and nature of public comments received	The sponsors held a Department-facilitated pre-application meeting prior to filing the application on June 20, 2018; there were no attendees. To date, staff has received one email of support and 24 letters of opposition with concerns about traffic circulation and noxious fumes that may result from the restaurant.
Number of days between filing and hearing	93 days from filing, 45 days from a complete application to hearing.

**Generalized Basis for Approval (max. one paragraph)**

*The Commission finds that this Project is not necessary, desirable for, or compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and 303(o) and findings submitted as part of the application. The proposed use and character is incompatible with the surrounding area and is not on balance with the General Plan and Use District. While Conditional Use approval to establish a restaurant use would maintain the Limited Commercial Use (LCU) space at the ground floor as an active use, the Department finds that the existing grocery store use is more desirable and compatible with the surrounding neighborhood. Staff does not believe the proposed restaurant would be desirable for or compatible with the community, and recommends disapproval.*

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 13, 2018.

AYES:

NAYS:

ABSENT:

ADOPTED: December 13, 2018

\_\_\_\_\_  
 Jonas P. Ionin  
 Commission Secretary

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

**PROTEST OF FEE OR EXACTION:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

LAW OFFICE  
**THOMPSON WELCH SOROKO & GILBERT LLP**  
450 PACIFIC AVENUE, SUITE 200  
SAN FRANCISCO, CA 94133-4645  
(415) 262-1200

CHARLES M. THOMPSON

FACSIMILE  
(415) 262-1212  
E-mail: cthompson@TWSGLAW.com

SAN RAFAEL OFFICE  
(415) 448-5000

November 19, 2018

SAN FRANCISCO PLANNING DEPARTMENT  
Scott Sanchez, Zoning Administrator  
Corey Teague, Assistant Zoning Administrator  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

**Re: 201 19<sup>th</sup> Ave Record Number 2018-006127CUA  
Conditional Use Authorization**

Dear Sir/Madam:

I am the owner of the single-family home at 211 19<sup>th</sup> Avenue, which is the second home south of the referenced property. I have owned and lived at 211 19<sup>th</sup> Avenue since 1998 and raised both of my children at this house. I expect to live at 211 19<sup>th</sup> Avenue for the rest of my life and to pass the house to one of my children, who will then make it a home for their future family.

I strongly oppose any change in use of the corner property to a restaurant use and so do all of the neighborhood residents with whom I have spoken. My reasons are noted below.

1. This immediate neighborhood is a distinct residential neighborhood. The commercial uses at 201 19<sup>th</sup> Avenue and across the street at 200 19<sup>th</sup> Avenue are neighborhood uses - a neighborhood market and a neighborhood laundry. A restaurant use would be completely out of place with this neighborhood (there are no restaurants on California from 21<sup>st</sup> Avenue to Park Presidio, on the other hand restaurant use on Clement Street is part of that neighborhood). We do not need another restaurant, particularly at a location where there has not been a restaurant (to my knowledge or to the knowledge of others who lived in this neighborhood in past generations). On Clement Street between 19<sup>th</sup> Avenue and 25<sup>th</sup> Avenue we have seen numerous restaurants close or change hands due to lack of financial success or other reasons. Why create another restaurant so close to that existing restaurant district where there has never been a restaurant before?
2. Neighborhood markets are part of the identity of San Francisco and San Francisco neighborhoods. When I first came to San Francisco from LA in 1972, I was at first amazed by the absence of 7/11 type convenience stores and Safeway type markets. I came to appreciate the need and charm of neighborhood markets such as the New California Market as well as the economic opportunity they provided for hard-working owners who came from many different cultures and backgrounds. San Francisco should be protecting these uses. Neighborhood markets provide an essential benefit to San Francisco and its residents. Most users of neighborhood markets either walk to the market or stop when in transit to another location. This avoids unnecessary use of automobiles. Living so close to the New California Market I can personally attest to this. This helps minimize the use of automobiles in the city as well as providing convenience to our residents without any change in community identity.

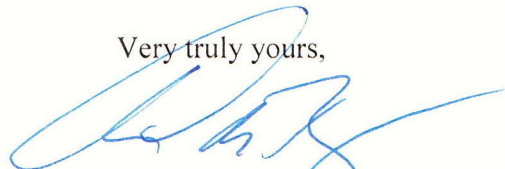
3. As with the New California Market at 201 19<sup>th</sup> Avenue, neighborhood stores are an essential part of the community. The owners become friends of the resident and all look out for one another. Naser Al Jalamdu, the operator of the New California Market, is a hard-working and considerate business person and neighbor. San Francisco has enacted legislation to protect commercial neighborhoods. The identity of micro-residential neighborhoods such as ours in the Mid-Richmond must be protected as well.
4. A restaurant at 201 19<sup>th</sup> Avenue will adversely affect my family and my property. The construction will have an adverse impact in the short term and a restaurant will add the following long-term nuisance to the very immediate neighborhood.
  - a. Noxious odors (this is not a restaurant area).
  - b. Increased presence of rodents and raccoons (moving them out was hard now they will return for sure).
  - c. Increased traffic and parking congestion. Patrons of restaurants drive automobiles and park in the area. We already have parking issues (particularly weekend nights), and we notice that persons parking to use restaurants frequently block driveways believing they can beat the ticket or the tow. And they do not care about the local residents because they never return.
5. The loss of the market will be a detriment to users of the recreation center and park both within half a block of these locations. They have a close location for beverages and snacks.

Obviously having a corner market provides some inconvenience to me and my property including kids hanging out and short-term blockage of our driveway. However, this is part of living in our neighborhood and being a neighbor. This proposed change in use would negatively change our neighborhood forever.

As noted, this property has been used as a market for decades (80 years). The owner of the property, whether a recent purchaser or long-term owner, has no absolute right to make such a major change in use to the property and neighborhood and accepted ownership knowing the current use.

This is not a small matter, it is critical to our neighborhood and the identity of San Francisco as a city and as a city of neighborhoods.

Very truly yours,



Charles M. Thompson

CMT/bjo

cc: Sandra Lee Fewer

RE: 2018-006127CUA  
Letter of Opposition to Conditional Use Authorization  
New California Market

Dear David Weissglass,

I'm writing in opposition to the Conditional Use Authorization at 201 19<sup>th</sup> Avenue. A 3rd-generation Richmond District resident, my family has lived one block away from the New California Market and attended services at Our Lady of Kazan Russian Orthodox church for the past 60 years.

The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a part of this neighborhood.

Of most immediate concern is the restaurant's impact on Our Lady of Kazan Russian Orthodox Church, which is next door to 201 19<sup>th</sup> Avenue at 5717 California St. We anticipate that the restaurant would be extremely disruptive to the functioning of the church: in terms of noise, smell, loud foot traffic, and the introduction of rats and raccoons. Our church has existed side-by-side with New California Market for over 60 years. Our parishioners have a positive relationship with New California Market's owner, Naser Adeeb Aljalamdeh and his family.

Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California Street is a residential block. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd.

Our church and our immediate neighborhood hope that the conditional use authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Naser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this corner market historic to the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business.

Thank you for your consideration,

Natalia Kresich  
Board Member, Planning Association for the Richmond (PAR)  
Parishioner, Our Lady of Kazan Russian Orthodox Church

Petition to Oppose Conditional Use Permit for Restaurant at  
New California Market  
201 19<sup>th</sup> Ave, San Francisco, CA 94121

**Our Lady of Kazan Russian Orthodox Church**  
5717 California St, San Francisco, CA 94121

Name	Signature	Address
Tatiana Iacona	Tatiana Iacona	1550 Beach str, SF CA 94123
Marina D. Ilyin	Marina D. Ilyin	1130 B Clement St. Ca. SF 94118
Rosa Tambazis		350-20 AVE
Helen Tambazis		403-22 <sup>nd</sup> Ave
Антонова А.И		(прихожанка Церкви „Казанская“ БМ)
Helen ELSNER	Helen Elsner	447-31st Ave SF 94112
Galina Filatova		325 Бускиндай Way S.F. CA 94132
Andrei N Svensson		122 4 <sup>th</sup> Avenue SF CA 94118
Margaret Grant Svoboda		1356 <sup>th</sup> Ave S.F. Ca 94118
David Svoboda		135 5 <sup>th</sup> Ave SF 94118
Bej Sverman		122 Fourth Ave, 94118



Petition to Oppose Conditional Use Permit for Restaurant at  
New California Market  
201 19<sup>th</sup> Ave, San Francisco, CA 94121

**Our Lady of Kazan Russian Orthodox Church**  
5717 California St, San Francisco, CA 94121

Name \_\_\_\_\_ Signature \_\_\_\_\_ Address \_\_\_\_\_

NATALIE SVENSSON *Natalie Svensson* 135 Sixth Ave SF 94118

IRINA SOKOLOV *Irina Sokolov* 295 <sup>APT 633</sup> Buckingham Way

Anna Ralwo *Anna Ralwo* <sup>Serrano 129</sup> (1-415) 337-9703

Jesica Tracy *Jesica Tracy* 5717 California St. SF, CA  
94121

George Schiller *George Schiller* 5717 California St. S.F.

V. Rev. *Abbot Juvenal Ferris*

**From:** [Eiko Aoki](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** RE: 201 19th Ave Record Number 2018-006127CUA  
**Date:** Monday, November 26, 2018 6:02:28 PM

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November 25, 2018

David Weissglass, Planner  
Flex Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

Re: 201 19<sup>th</sup> Ave Record Number 2018-006127CUA  
Conditional Use Authorization

Dear Sir/Madam:

As a family owned resident of 218 19th Avenue for over 50 years, I strongly oppose the change in use of the corner market to a restaurant.

The residential character of the neighborhood is greatly enhanced by the services provided by the corner market and the corner laundry. A market has been there for decades. The market and laundry improve the livability and convenience of our neighborhood. Many residents, young and old, walk to do their shopping. Plus users of the two nearby City Recreation and Park facilities also shop there.

A restaurant would negatively change the character of the neighborhood taking away essential shopping while bringing increased traffic and adding to the already difficult parking. Just a block away on Clement there are many restaurants. We do not need another at 19th and California.

Sincerely,

Eiko Aoki  
218 19th Avenue  
San Francisco, CA 94121

**cc:**

Sandra Lee Fewer

Board of Supervisor, District 1

**From:** [W Kneitel](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** 5701 California  
**Date:** Tuesday, November 27, 2018 10:15:46 PM

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Would like 5701 California St (New California Market) to stay as a market. More restaurant space is not needed - we already have 3+ empty storefronts per block, many of which could go to restaurant if market conditions were good for more restaurants.

Would also like to take this opportunity to advocate for a stiff and enforced citywide vacancy tax, which is about a decade overdue.

Thanks,

Will Kneitel  
Lifetime Richmond District resident

James Douglas Comments on item 2018-006127CUA

Dear Planning Commission,

I had intended to be at your meeting tomorrow to address the board on an item that was on the consent calendar but I understand it has been moved to an agenda item. Under the heading of no good deeds go unpunished, I cooked for a week and hosed three generations of my family for Thanksgiving. On Sunday, I came down with the worst cold-flu in years; fur balls and a fever. My wife the ICU Nurse has put her foot down and told me that I may not come to the meeting and infect everyone on MUNI and at City Hall. I am writing you what I wanted to say and I hope you will give it the same consideration as if I was there in person.

\*\*\*

In general I am not opposed to a change in the type of business at the South West corner of 19th Avenue and California Street. I will take a couple of paragraphs to talk about general neighborhood concerns and the a couple of paragraphs on direct impacts on our residence, and finish with some thoughts on the process to this point.

The store on the corner has served this few block area for many decades. Most of the corner stores along California and Lake Street have disappeared. From Park-Presidio to Lincoln there are now only two left. This one and the one on 22nd Avenue.

The 19th Avenue and California Street location is unique in a couple of aspects. It is at the crossroads of a small Church with a quite elderly congregation. It is also a bus stop and is flanked within a 1/2 block in each direction with the Richmond Recreation Center and the Richmond Playground.

This intersection has seen a number of people get hit over the years. That said, what the statistics do not show are the relatively high number of near misses. As someone with experience in Safety Management Systems I am well aware that for every x-number of close calls, something bad can happen.

Given the large number of 70 and 80 year old church goers on one end of the spectrum, and given the large amount of mothers with babies and toddlers that access both the Rec Center and the Park, this intersection sees a large numbers of "at risk" pedestrian crossings.

The store as a rule opens up late morning and even later on Sundays. The traffic patterns generated by the store tends to be later in the days when the church goes are done for the day and the little kids are by and large back at home. What I am concerned with is that a restaurant that is AM focused will generate the kind of traffic that will increase the "at risk" pedestrian contacts at this intersection.

A store has people find a place to park, almost always not legally, they run in get their good and are gone. A restaurant will likely have people coming from other neighborhoods and those people will be circling and circling looking for parking. With their eye looking for a parking space, that is often a recipe for not seeing a pedestrian.

This location is also unique in that it is a single story. Being a single story the cooking smells will be vented well below the prevailing roof lines. As anyone who has gone for a walk, for decades, at 19th Avenue & Balboa can testify the single story Korean restaurant smells up the area for blocks. Go talk to some neighbors there about how it has affected them. The woman-minority owned laundry direct across the street from the proposed location runs a set of clothes dryers all day long. Thousands of cubic feet of air get sucked through all those clothes as they dry. The hard working woman, 12 hour days at 7 days a week, what do you think her customers will do when their clothes smell like food? Should she pay so that someone else can run a restaurant? With the expansion of restaurants deeper into neighborhoods, should not the planning commissioners be asking themselves if they need to take a harder look at these inroads? What service to they actually provide to the neighborhood? Given that there are a number of vacant restaurant spaces on existing commercial strips in the area, does this particular use make sense?

At a more personal point, we have been having a exponentially growing problem of Urber and Lyft in from of our residence and the apartment building across the street. Un like taxi cabs that historically pick people up and drop them off at their residence, the Urber and Lift drivers and users "make their connection" under our bedroom windows. Corner four flats and corner apartments in The Richmond have their bedrooms on the street side. We have been inundated with pick-ups and drop offs as residences such as ours have 100 linear feet of curb space, 6 garage doors, and it combined with Urber-Lyft has become a perfect storme. DPW has made it clear that they do not have the resources to enforce The City Ordances in this matter. With a 3 minutes pick up or drop off, they tell me it is just "whack-a-mole". Urber-Lyft drivers could do the drop off and pick ups in the MUNI stops, but since MUNI has taken to photographing them and sending out big tickets, they have gotten the work. We have no such recourse under our bedroom windows.

The applicant sent me a one sentence acknowledgment from my email when I brought up some of these points months ago when I saw the first notice. The could have held a pre-planning meeting at the rec center and choose not to do so, a 100 feet from the site. There response did not address anything. In the last few weeks when it became apparent that this was not going to go through on the consent calendar, they contacted me and wanted to "discuss our vision of the restaurant". I wrote back that a detailed reply to the concerns that I sent them months earlier would be a positive thing and then we would actually have something to talk about. What I got back tells me that neither the applicants nor their architects have a good handle on City Planning or Neighborhood buy in. The evidence says the were hoping to fly below the radar.

I would ask the planning commission to look hard at the service mix in this neighborhood and ask yourselves does another restaurant bring something that the dozen or more other restaurants within five blocks do not. Is it worth impacting the 70 and 80 year olds at the old church. Should we place a use with a heavy morning presence in the mix with the mothers with babies going from the recreation center to the park? Should the one business create a smell nuisance that will impact the long standing laundry operation across the street?

I hope in my 101 fever stupor and 2 nights without sleep, I have not mangled the ideas I wanted to convey in person. Thank you for your time.

**From:** [Praise Burnham](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** OPPOSE the Conditional Use Authorization at 201 19th Avenue.  
**Date:** Wednesday, November 28, 2018 4:06:23 PM

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

I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue. The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family. Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd. We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business." Thank you!

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**PRAISE BURNHAM** | Color and Finish Specialist - Retouching  
55 Koch Road, Suite F | Corte Madera, CA 94925 c: [415.830.2127](tel:415.830.2127)

**From:** [Grant Schley](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** OPPOSE the Conditional Use Authorization at 201 19th Avenue.  
**Date:** Wednesday, November 28, 2018 4:26:05 PM

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

I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue.

I am a 43 yr old SF native and have been a chef in San Francisco for 20 years. I grew up in The Richmond District. This City is going to crap. Losing it's proud identity. Neighborhood stores and historical buildings are all that's left of it's charm. They make up it's fabric. The LAST thing that that corner needs is another restaurant. Do not allow it. The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family. Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd. We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business." Thank you!

Grant B Schley  
213 17th Avenue  
San Francisco, CA,  
94121



**From:** [Kaleigh Hertz](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Please Oppose the Conditional Use Authorization at 201 19th Ave  
**Date:** Wednesday, November 28, 2018 4:37:28 PM

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

Hi David,

I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue.

The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, my family and our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family.

Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd. As a 6 year resident living in this neighborhood, we have come to rely on the service New California Market provides. We hope that the Conditional Use Authorization for this unnecessary project will be denied.

We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business.

Regards,  
Kaleigh Hertz

**From:** [Sandra Barth](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** New California Market - Oppose Conditional Use Authorization  
**Date:** Wednesday, November 28, 2018 5:04:53 PM

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

I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue - The New California Market. This market has been in existence since 1943. It serves the needs of our community. I understand the landlord wishes to have this space be occupied by a restaurant. I believe this city and, particularly this neighborhood, has enough restaurants! We need a market where we can buy a quart of milk when we run out or a box of cookies for our kids. I remember when almost every other street had a corner market. There are so many vacancies in the area, why evict a family man who is continuing the tradition of the "corner store market." Please can we hang on to a few of the precious things that made our city great and unique.

I am a resident of San Francisco since 1972 and ask you to please let us keep our neighborhood tradition which is slipping away so quickly in most of San Francisco.

Sandra Barth  
131-20th Avenue #4  
San Francisco, CA 94121  
[sandybarth96@gmail.com](mailto:sandybarth96@gmail.com)

**From:** [jim.gehle](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Opposition to Requested Conditional Use Authorization at 201 19th Avenue.  
**Date:** Wednesday, November 28, 2018 5:33:31 PM

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

David,

I'm writing as a neighbor and affected homeowner in opposition to the requested Conditional Use Authorization at 201 19th Avenue.

The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family.

Our neighborhood is well served by this corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate vicinity, and it plays an important role in the livability of our neighborhood.

A new restaurant will not serve our neighborhood and will negatively impact our neighborhood by replacing a vital business and by significantly exacerbating the already difficult street parking in this residential area.

While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood.

There is no need to bring a new restaurant and additional automobile traffic to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd.

We hope that the Conditional Use Authorization for this unnecessary project will be denied.

We are also hopeful that denial of this permit will send an appropriate message to the building owner and the New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business.

Thank you!

Jim and Meghan Gehle  
209A 20th Ave

**From:** [Margaret](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** please oppose turning our neighborhood market into a restaurant  
**Date:** Wednesday, November 28, 2018 6:56:29 PM  
**Importance:** High

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

Most of the neighborhood folks stop in for a loaf of bread, some milk or other forgotten items.....we do not need another restaurant but we do need a grocery store!!!!

**From:** [Mark Hanlon](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Please Oppose the Conditional Use Authorization at 201 19th Avenue  
**Date:** Wednesday, November 28, 2018 8:56:26 PM

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

Dear Mr. Weissglass,

The last thing we need is yet another restaurant in our neighborhood, especially because Geary Blvd has ample vacant space for such uses. Corner stores are an important part of the residential part of our community and I would hope that you oppose the Conditional Use Authorization at 201 19th Avenue.

The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family. Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd. We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business.

Yours sincerely,

Mark Hanlon

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MARK HANLON 415 387 7845

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**From:** [C](#)  
**To:** [Fewer, Sandra \(BOS\)](#); [Weissglass, David \(CPC\)](#)  
**Cc:** [MONS \(MYR\)](#)  
**Subject:** OPPOSE CONDITIONAL USE PERMIT 201 19th AVENUE!!!!  
**Date:** Wednesday, November 28, 2018 9:14:01 PM

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

We do NOT need yet another restaurant! We need a corner store, especially for older and disabled folks who can't easily get to a grocery! My family and I go to this store almost every day, and if you take it away we will have to drive more.

There are plenty of other spaces nearby for yet another restaurant. Plus there are many new restaurant delivery services!

THE NEIGHBORHOOD RELIES ON THE NEW CALIFORNIA MARKET CORNER STORE!

Yours,  
Caroline Kleinman  
256- 18th Avenue

**From:** [Craig Kleinman](#)  
**To:** [Weissglass, David \(CPC\)](#); [Fewer, Sandra \(BOS\)](#)  
**Subject:** Save the New California Market  
**Date:** Wednesday, November 28, 2018 9:49:49 PM

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

I just heard about the plans to level the new California Market on 19th and California and replace it with a restaurant and apartments. Please don't let that happen. Please consider that this corner store has been a neighborhood fixture since the '40s, and it really means a lot to many of us that we have an independent, inexpensive market that we can walk to. Moreover, Jaser, the owner, is a very nice guy with a sweet family. He works hard. This just feels very wrong.

Please also consider that lately this part of the Richmond District has been a bit overrun with new, trendy, expensive restaurants that are also crowded and noisy. They don't help the parking issues either. What's wrong with preserving a simple neighborhood corner store? How about if those who are planning this 19th and California takeover focus on one of the many vacant structures on Geary Boulevard instead?

Thank you for considering the neighborhood issues here.

Sincerely,  
Craig Kleinman of 18th Ave

**From:** [paula.modersohn](#)  
**To:** [Fewer, Sandra \(BOS\)](#); [Weissglass, David \(CPC\)](#)  
**Subject:** New Calif Market 201 - 19th Avenue  
**Date:** Wednesday, November 28, 2018 9:54:56 PM

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

Please NO on the conditional use permit!

I've been told that a restaurant wants to take over our neighborhood corner store, the New California Market.

This would be a disaster for our neighborhood. We do not need another restaurant, we need a corner store.

I am partially disabled and have difficulty getting to a big grocery store. I rely on this market as do my neighbors. We all know the kindly owner, Jaser. This store is a huge asset to our community.

There are literally hundreds of restaurants in the Richmond District. We do not need more, particularly in this peaceful neighborhood that has no parking.

Please help our community and vote NO! on this conditional use permit. I cannot get to the meeting but am very upset about this and want you to know how the neighborhood feels.

Paula Modersohn  
18th Avenue



**From:** [marie delloue](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** New California Market  
**Date:** Thursday, November 29, 2018 10:04:57 AM

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

Dear Mr Weissglass

"I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue. The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family. Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd. We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business."

San Francisco is overrun with restaurants that many San Franciscans can't afford to eat at.....and small businesses are disappearing constantly due to the criminal raise of rents...

Thank you for your attention to this matter and ,hopefully, your support for a small business.

Marie Delloue

**From:** [Blythe Fleet](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Fwd: 201 19th Avenue (Hearing today at 1pm) Record No: 2018-006127CUA  
**Date:** Thursday, November 29, 2018 11:34:59 AM

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

Please feel free to read my comments during the hearing this afternoon.

I just read through the application at the planning commission website.

I have a few further comments, in addition to my comments below.

1) It seems as if this restaurant "Mateo's Breakfast" is geared more towards being opened in the daytime. One of the best parts of having the grocery store open later in the evening is that it makes this corner feel safer due to the lighting from the store and people going in and out of the store. It also makes waiting for the bus or walking in the neighborhood feel safer, as well. I do not think we need another breakfast restaurant in this stretch of California Street (given that there are already four breakfast restaurants located within 4 blocks on California Street). Keeping the grocery store provides a significantly better service to our community.

2) The grocery store does not create the same issues with parking. Our neighborhood is very challenging when it comes to parking and the last thing we need is to give up those parking spots to diners. These are parking spots that people who live in the neighborhood need.

3) as far as providing additional employment in the neighborhood...the grocery store employs workers! If this restaurant opened in a location that is an empty store front now (vs closing the grocery store) it would still provide a couple more employment opportunities so providing more employment opportunities because it is located in "this" spot is not a relevant argument for closing the grocery store.

----- Forwarded message -----

**From:** **Blythe Fleet** <[bfleet@qtlp.com](mailto:bfleet@qtlp.com)>  
**Date:** Thu, Nov 29, 2018 at 10:27 AM  
**Subject:** 201 19th Avenue (Hearing today at 1pm) Record No: 2018-006127CUA  
**To:** <[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)>

I don't agree with the approval of a change of use from the grocery store to a restaurant. As someone who shops regularly at this grocery store (I live one block away on California Street), I am opposed to closing this business, especially as it stays open late and is very convenient. It is a staple in our neighborhood and the need for the grocery store is greater than the need for another restaurant. I feel this space should not be turned into a restaurant and that the grocery store is more important to our neighborhood! There are plenty of empty store fronts in the Richmond District that do not require putting a merchant out of business, especially a merchant who is a part of our neighborhood community! This restaurateur should look at the

other multitude of locations instead! Please do not permit the change of use!

Thank you for your consideration!  
Carolyn Blythe Fleet

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\*\*\*\*\*

*Blythe Fleet*

*California Street Resident*

\*\*\*\*\*

**From:** [William Guertin](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Fw: 201 19th Ave conditional use authorization  
**Date:** Thursday, November 29, 2018 12:25:31 PM

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

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**From:** Jill Silverman <jillks19@gmail.com>  
**Sent:** Thursday, November 29, 2018 12:23 PM  
**To:** david.weissglass@sfsfv.org  
**Cc:** Bill Guertin  
**Subject:** 201 19th Ave conditional use authorization

We have just heard that the city is considering authorizing the convenience store at the corner of California and 19th to be converted into a restaurant. Such a change could negatively impact our neighborhood, and we urge you to allow more time for consideration of any change so that all neighbors can understand the intended change and its impact on traffic, rodents, noise, etc.

Thank you.

Jill Silverman and Bill Guertin  
130 18th Ave.  
San Francisco

**From:** [Jean Karnow](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** OPPOSE the Conditional Use to Permit for New California Market  
**Date:** Thursday, November 29, 2018 3:34:35 PM

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

I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue. The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family. Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd. We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business.

Thank you,  
Jean Karnow

**From:** [Francesca Bitton](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Richmond Resident  
**Date:** Thursday, November 29, 2018 5:27:26 PM

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Hello,

I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue.

The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family.

Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd.

We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business.

Thank you!

**Francesca Bitton**  
415-850-9344  
[Francescabitton3@gmail.com](mailto:Francescabitton3@gmail.com)  
[www.linkedin.com/in/francesca-bitton](http://www.linkedin.com/in/francesca-bitton)

**From:** [Isao K](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Cc:** [richhillssf@gmail.com](mailto:richhillssf@gmail.com); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Fewer, Sandra \(BOS\)](#); [MONS \(MYR\)](#)  
**Subject:** Opposition to the Conditional Use Authorization at 201 19th Avenue.  
**Date:** Saturday, December 01, 2018 7:21:51 AM

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

Hi, I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue. The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalameh and his family. Our neighborhood is served by a corner market where residents can go to get household and grocery items, especially at later hours than any other market in our immediate area. A new restaurant will not serve our neighborhood. While Geary and Clement Streets are commercial corridors with many restaurants and bars, California St. is a largely residential street in our neighborhood. There is no need to bring a new restaurant to this area, especially with the proliferation of available, vacant storefronts on Geary Blvd. We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalameh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business." Thank you!

--

Aloha,

Isao Kaji  
Natural Resource Specialist  
SF Rec and Park

**From:** [Elizabeth Cockrell](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** New California Market  
**Date:** Saturday, December 01, 2018 8:39:39 PM

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Hello,

I'm writing in opposition to the Conditional Use Authorization at 201 19th Avenue.

The New California Market has existed in its location since 1942, serving the neighborhood's needs for over 75 years. All of its owners have maintained the business's beautiful original signage. The business and its historic building are a vital part of this neighborhood. Over the years, our neighbors have formed positive relationships with New California Market's owner, Jaser Adeeb Aljalamdeh and his family.

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We hope that the Conditional Use Authorization for this unnecessary project will be denied. We are also hopeful that New California Market's owner Jaser Adeeb Aljalamdeh will be able to negotiate a long-term lease to continue operating this long-time corner market in the Richmond District. He is a hard-working small business owner who deserves more than years of month-to-month leases. We look forward to seeing what long-term lease stability can bring to his business."

Thank you!

[Sent from Yahoo Mail on Android](#)



**From:** [Susan McDonough](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** Expressing support for restaurant at 5701 California  
**Date:** Wednesday, November 28, 2018 7:07:50 PM

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

Dear Mr. Weissglass,

I am writing to you to express my support for the plans to turn the New California Market into a restaurant.

The market is old and poorly maintained. Its rundown facade is a blight on the neighborhood and the interior is quite dirty. The store's primary business is to sell liquor and cigarettes, which does not contribute to the overall character of the neighborhood. It also has erratic hours. One can never be sure when it is open.

A restaurant will revitalize this stretch of California and provide new jobs. There are several restaurants further west on California Street that are well integrated and have enhanced those neighborhoods to a considerable degree.

California St. -- and Clement -- are in desperate need of revitalization. There are too many empty storefronts and failing business that are hardly ever open--such as New California Market.

I urge you and the committee to approve these plans.

Thank you,

Susan McDonough  
133 17th Ave, San Francisco, CA 94121