

Received at CPC Hearing 12/6/18
Pub. Com.

Russian Hill Community Association

1166 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

December 3, 2018

AIA San Francisco
130 Sutter Street, Suite 600
San Francisco, CA 94104

Re: "Residence 950" – Site of Historic Willis Polk Residence

Dear Members of AIA San Francisco:

The integrity and professionalism of the American Institute of Architects San Francisco Chapter is compromised by its promotion of a by-invitation-only tour and presentation of "Residence 950" on December 17, 2018.

We call to your attention that the Willis Polk Residence at 950 Lombard, a designated historic resource, was purchased by the developer September 12, 2012 for \$4,500,000. On June 8, 2017 the developer entered into an Agreement with the City of San Francisco which called for a Settlement of \$400,000, recognizing that the historic structure was deliberately demolished over a period of years by work done beyond the work permitted. On March 22, 2018, representatives of San Francisco Heritage toured the property and confirmed that little historic fabric remains of the cottage, also an original structure on the property. In October, 2018 the property, now called "Residence 950" went on the market for \$45,000,000.

And now the San Francisco Chapter of the American Institute of Architects is offering an invitation only, private tour and presentation for \$40 on December 19th.

The phrase "have you no shame" comes to mind. What is the message AIASF wants to impart to its members? What is the responsibility of the architect when confronted with a situation like this? Or with the proposed project at the site of the demolished Richard Neutra house at 49 Hopkins?

We urge the AIASF to implement a "Case Study" seminar for its members of the Willis Polk, Richard Neutra and other significant or not so significant properties where professional ethics are called into question in the service of a developer. We are certain that members of the preservation community and citizens interested in protecting San Francisco's unique resources would be more than willing to participate.

We welcome your response.

Sincerely,

Kathleen Courtney

Kathleen Courtney
Chair, Housing & Zoning Committee
kcourtney@rhcasf.com
510-928-8243

Cc: President Rich Hillis, Planning Commission; President Andrew Wolfram, Historic Preservation Commission; President Angus McCarthy, Building Inspection Commission; Planning Director John Rahaim; City Attorney Dennis J. Herrera; Supervisor Catherine Stefani; Supervisor Aaron Peskin; SF Heritage CEO Mike Buhler; F. Joseph Butler, AIA, Little House Committee; Jamie Cherry, Jeff Cheney, RHCA; Robyn Tucker, PANA

Received at CPC Hearing 12/6/18
D. Horn



San Francisco Planning



CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: 49 Hopkins LLC

Address: P.O. Box 1298
Winter Park, FL 32789

Email Address: arglending@gmail.com

Telephone: 415-377-3341

Applicant Information (if applicable)

Name: Yakov Askov Same as above

Company/Organization: YA studio

Address: 77 Florida Street, Suite 301
San Francisco, CA
94110

Email Address: yakovh@ya-studio.com

Telephone: 4159201839

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: Ross Johnson Email: arglending@gmail.com Phone: 415-377-3341

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	0	0
Hotel Rooms	0	0
Dwelling Units - Market Rate	1	1
Building Number	1	1
Stories Number	3	3

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- Other information or applications may be required.

Signature		Yakuh Askew
Architect	4159201839	yakuh@ya-studio.com
Relationship to Project <small>(i.e. Owner, Architect, etc.)</small>	Phone	Email

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION

BLOCK/LOT: 2799/042

STREET ADDRESS: 49 Hopkins Avenue, San Francisco, CA 94131

To whom it may Concern,

The undersigned, registered property owner of the above note property, do hereby authorize

Yakuh Askew (Contractor/Agent) and employees of **Y.A. studio** to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit.

PROPERTY OWNER'S ADDRESS (if different than above):

P.O. Box 1298, Winter Park, FL 32789

TELEPHONE: 415-377-3341

I hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Authorized Signature

Date:


4/19/18

Received at CPC Hearing 12/6/18
R. Schmitt



SAN FRANCISCO PLANNING DEPARTMENT

November 27, 2018

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Gibson,

On November 7 2018 the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed 10 South Van Ness Project (2015-004568ENV). After discussion, the HPC arrived at the comments below:

- The HPC found the DEIR to be adequate and accurate, and concurred with the analysis presented in the DEIR concerning historic resources.
- The HPC agreed that the DEIR analyzed an appropriate range of preservation alternatives to address historic resource impacts, and thus satisfied the expectations outlined in HPC Resolution No. 0746.
- The HPC supported the mitigation measures described in the DEIR, particularly the robust onsite interpretive program. However, the HPC did request an amendment to the portion of "Mitigation Measure M-CR-1b: Interpretation" that requires the sponsor to fund a historical study. As written, the Mitigation Measure requires the sponsor to "fund a historical study ... to identify the significant trends and events associated with the music of the 1960s counterculture in San Francisco, as well as identify associated buildings and sites throughout San Francisco." The HPC requested that the scope of this study be expanded into a citywide context statement for the 1960s counterculture in San Francisco.

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wolfram".

Andrew Wolfram, President
Historic Preservation Commission

Table S.3: Comparison of Characteristics and Significant Impacts of the Proposed Project and Variant to the Alternatives

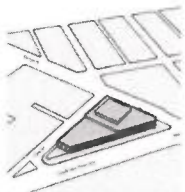

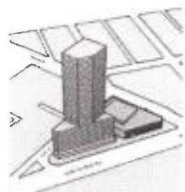
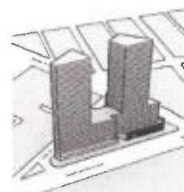

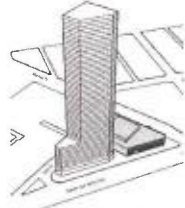

	No Project Alternative 1	Proposed Project	Proposed Project Full Preservation Alternative 2	Proposed Project Partial Preservation Alternative 3	Variant	Variant Full Preservation Alternative 4	Variant Partial Preservation Alternative 5
							
Retail/Commercial (gsf)	91,088	30,350	64,900	31,400	30,450	64,400	28,100
Residential (gsf)	—	935,745	435,700	707,600	935,250	619,900	770,300
Parking (gsf)	—	102,000	47,900	73,500	101,992	65,000	78,400
Total gsf ¹	91,088	1,071,095	548,500	812,500	1,072,989	749,300	876,800
Residential (nsf)	—	671,380	295,700	486,200	696,468	430,100	543,700
Tower Efficiency ²	—	73% North Tower/72% South Tower	72%	72% North Tower/68% South Tower	77%	74%	73%
Net Unit Size	—	682	682	682	682	702	702
Dwelling Units							
Studio		375	166	272	347	213	270
1 Bedroom		461	203	334	449	276	349
2 Bedroom		100	44	72	166	102	129
3 Bedroom		48	21	35	22	14	17
Total Units		984	434	713	984	605	765
Parking Spaces	—	518	239	367	518	325	392
Bicycle Spaces							
Class 1		336	192	257	325	235	270
Class 2		61	33	48	61	41	49
Total		386	225	305	386	276	319

Table S.3: Comparison of Characteristics and Significant Impacts of the Proposed Project and Variant to the Alternatives

	No Project Alternative 1	Proposed Project	Proposed Project Full Preservation Alternative 2	Proposed Project Partial Preservation Alternative 3	Variant	Variant Full Preservation Alternative 4	Variant Partial Preservation Alternative 5
Podium Height (Max.)	–	114 Feet North Podium/120 Feet South Podium	120 Feet Podium	120 Feet Podium	139 Feet Podium/164 Feet Podium (120 Feet Average)	120 Feet Podium	120 Feet Podium
Building Height	30 – 45 Feet	400 Feet	400 Feet	400 Feet	590 Feet	590 Feet	590 Feet
Stories	2	41	41	41	55	55	55
Existing GSF Retained	91,088 plus All Façades	–	59,400 plus North Façades	North Façades	–	59,400 plus North Façades	North Façades
Excavation Required (yd ³)	–	100,000 (Full Site)	50,000 (Partial Site ³)	70,000 (Full Site)	100,000 (Full Site)	60,000 (Partial Site ³)	80,000 (Full Site)
Ability to Meet Project Sponsor’s Objectives?	No	Yes	Most	Most	Yes	Most	Most
Comparison of Significant Impacts							
<i>Cultural Resources (Historic Architectural)</i>							
CR-1: The proposed demolition of the building at 10 South Van Ness Avenue would cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5 of the CEQA Guidelines.	None	SUM	LTS	SUM	SUM	LTS	SUM

Table S.3: Comparison of Characteristics and Significant Impacts of the Proposed Project and Variant to the Alternatives

	No Project Alternative 1	Proposed Project	Proposed Project Full Preservation Alternative 2	Proposed Project Partial Preservation Alternative 3	Variant	Variant Full Preservation Alternative 4	Variant Partial Preservation Alternative 5
<i>Transportation and Circulation – Cumulative Construction Impacts</i>							
C-TR-7: The duration and magnitude of temporary construction activities for the proposed project, the variant, or the straight-shot streetscape option, in combination with construction of past, present, and reasonably foreseeable future projects in the vicinity of the project site, could result in substantial interference with pedestrian, bicycle, or vehicular circulation and accessibility to adjoining areas, thereby resulting in a significant cumulative impact from potentially hazardous conditions to which the proposed project or variant would contribute considerably.	None	SUM	SUM	SUM	SUM	SUM	SUM
<i>Noise</i>							
NO-1: Proposed project or variant construction would generate noise levels in excess of standards and would result in substantial temporary increases in ambient noise levels.	None	LTSM	LTSM	LTSM	LTSM	LTSM	LTSM

Table S.3: Comparison of Characteristics and Significant Impacts of the Proposed Project and Variant to the Alternatives

	No Project Alternative 1	Proposed Project	Proposed Project Full Preservation Alternative 2	Proposed Project Partial Preservation Alternative 3	Variant	Variant Full Preservation Alternative 4	Variant Partial Preservation Alternative 5
NO-2: Operation of the proposed project or variant would generate noise levels in excess of standards or result in substantial temporary increases in ambient noise levels, above levels existing without the project.	None	LTSM	LTSM	LTSM	LTSM	LTSM	LTSM
C-NO-1: The proposed project or variant, in combination with past, present, and reasonably foreseeable future projects, would result in a considerable contribution to significant cumulative construction noise.	None	LTSM	LTSM	LTSM	LTSM	LTSM	LTSM
<i>Air Quality</i>							
AQ-3: Construction and operation of the proposed project or variant could generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. (Less than significant with mitigation)	None	LTSM	LTSM	LTSM	LTSM	LTSM	LTSM

Table S.3: Comparison of Characteristics and Significant Impacts of the Proposed Project and Variant to the Alternatives

	No Project Alternative 1	Proposed Project	Proposed Project Full Preservation Alternative 2	Proposed Project Partial Preservation Alternative 3	Variant	Variant Full Preservation Alternative 4	Variant Partial Preservation Alternative 5
C-AQ-2: The proposed project or variant, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, would contribute to cumulative health risk impacts on sensitive receptors.	None	LTSM	LTSM	LTSM	LTSM	LTSM	LTSM
<i>Wind</i>							
C-WI-1: The proposed project or variant, in combination with other past, present, and reasonably foreseeable future projects, would alter wind in a manner that would make a cumulatively considerable contribution to a significant cumulative wind impact.	None	SUM	SUM	SUM	SUM	SUM	SUM

Notes:

- ¹ Total gsf includes parking gsf and excludes rooftop mechanical.
- ² A typical residential tower has an efficiency factor of 70–80%, assuming a typical residential core.
- ³ Size and geometry of basement levels create highly inefficient layouts and may not be able to accommodate parking, bicycle parking, and necessary infrastructure.

Source: Page & Turnbull, Inc., *10 South Van Ness Avenue Preservation Alternatives Report*, Revised Final, January 30, 2018, prepared for 10 SVN, LLC.



SAN FRANCISCO
PLANNING DEPARTMENT

Received at CPC Hearing 12/6/18

P. Hezue

Additional Recommended Modification
Planning Code Text Amendment

HEARING DATE: DECEMBER 6, 2018

Project Name: HOME-SF Project Authorization
Case Number: 2018-014996PCA [Board File No. 181046]

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RELEVANT CODE SECTIONS:

206.3(f):

(f) **Temporary provisions for projects with complete Environmental Evaluation Applications submitted prior to January 1, 2020.** To facilitate the construction of HOME-SF projects, and based on information from the inclusionary housing study prepared for the Divisadero and Fillmore Neighborhood Commercial Transit District, in Board of Supervisors File No. 151258, and the Office of the Controller’s Inclusionary Housing Working Group final report (February 2016), the HOME-SF program shall include development incentives as specified in this subsection (f) based on the amount and level of affordability provided in projects with complete Environmental Evaluation Applications submitted through December 31, 2019. For any development project that has submitted a complete Environmental Evaluation Application prior to January 1, 2020, subsections (c)(1) and (d)(1), (d)(2), and (d)(3) shall not apply, and the provisions in this subsection (f) shall apply. For any development project that submits a complete Environmental Evaluation Application on or after January 1, 2020, this subsection (f) shall not apply, and such projects shall comply with subsections (c)(1), (d)(1), (d)(2), and (d)(3).

RECOMMENDED MODIFICATION:

2. Amend Section 206.3(f) to specify that projects with a complete development application submitted on or after January 1, 2020 shall remain subject to the provisions for HOME-SF Tiers until these provisions are revised based on the inclusionary housing Triennial Economic Feasibility Study and Technical Advisory Committee (TAC), pursuant to Section 415.10.

Received at CPC Hearing 12/6/18
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I, Larry Mansbach, declare as follows:

1. I am a principal of Mansbach Associates, Inc. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. Attached hereto as **Exhibit A** are true and correct copies of appraisals my firm prepared in relation to 137 Clayton Street. I believe the contents of the appraisals are true and correct. Also attached is a true and correct copy of my curriculum vitae.

3. In appraising the value of the project as conditioned by the Planning Commission's draft motion, there would not be a substantial difference in value based on whether the property is mapped as condominiums. In any event, the value would be substantially less than \$4 million.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on December 6, 2018.

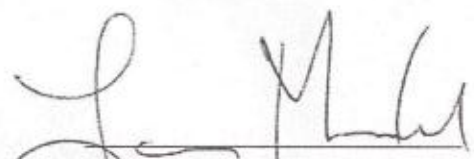

Larry Mansbach

EXHIBIT A

APPRAISAL OF REAL PROPERTY



LOCATED AT

137 Clayton St
San Francisco, CA 94117
Block: 1194 Lot: 6

FOR

Zacks, Freedman & Patterson

AS OF

11/24/2018

BY

Paul R Jung, SRA and Larry L Mansbach, MAI

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	137 Clayton St
	Legal Description	Block: 1194 Lot: 6
	City	San Francisco
	County	San Francisco
	State	CA
	Zip Code	94117
	Census Tract	0165.00
	Map Reference	41884
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower	N/A
	Client	Zacks, Freedman & Patterson
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	4,076
	Price per Square Foot	\$ N/A
	Location	Average
	Age	110 (due to the preservation of some building components effective age 5)
	Condition	Good
	Total Rooms	17
	Bedrooms	8
	Baths	6
APPRAISER	Appraiser	Paul R Jung, SRA and Larry L Mansbach, MAI
	Date of Appraised Value	11/24/2018
VALUE	Opinion of Value	\$ 3,300,000

2-4 UNIT RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 18038

Property Address: 137 Clayton St City: San Francisco State: CA Zip Code: 94117
 County: San Francisco Legal Description: Block: 1194 Lot: 6

SUBJECT
 Assessor's Parcel #: 1194-006 Tax Year: 2017 R.E. Taxes: \$ 2,998 Special Assessments: \$ Unknown
 Current Owner of Record: Williams Borrower (if applicable): N/A
 Occupant: Owner Tenant Vacant Project Type: PUD Other (describe) HOA: \$ N/A per yr. per mo.
 Market Area Name: North Panhandle Map Reference: 41884 Census Tract: 0165.00

ASSIGNMENT
 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) N/A
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Legal
 Intended User(s) (by name or type): Client
 Client: Zacks, Freedman & Patterson Address:
 Appraiser: Paul R Jung, SRA and Larry L Mansbach, A Address:

MARKET AREA DESCRIPTION

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	2-4 Unit Housing	Present Land Use		Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%			PRICE (\$000)	AGE (yrs)	
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner	1,700 Low 50	2-4 Unit 30%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	* To: N/A
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	5,000 High 140	Multi-Unit 5%		
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (0-5%)	2,800 Pred 100	Comm'l 5%		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)				

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Present market conditions in the neighborhood are stable. Demand and supply are in balance, and typical marketing time is 1 to 3 months. No special financing, loan discounts, interest buydowns, or concessions are typically utilized at the present time.

SITE DESCRIPTION

Dimensions: 25 x 112.5 Site Area: 2 812 sf Sq. Ft.
 Zoning Classification: RH-3 Description: Residential, Three-Family
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ N/A/
 Comments: N/A
 Highest & Best Use as improved: Present use, or Other use (explain)
 Actual Use as of Effective Date: Hypothetical: three residential units Use as appraised in this report: Hypothetical: three residential units
 Summary of Highest & Best Use: Three residential units is the Highest and Best Use for this site.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	25'
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Street Slope
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width	Typical			Size	Typical for area
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	Asphalt			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area: Yes No FEMA Flood Zone: FEMA Map #: FEMA Map Date:
 Site Comments: The size, shape and landscape of this site are typical for the area.

DESCRIPTION OF THE IMPROVEMENTS

General Description	Exterior Description	Foundation	Basement	<input checked="" type="checkbox"/> None	Heating
# of Units 3 <input type="checkbox"/> Accessory Unit	Foundation Concrete	Slab	Area Sq. Ft.		Type FWA
# Stories 3 # Bldgs. 1	Exterior Walls Wood	Crawl Space	% Finished		Fuel Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface Bituman	Basement Yes	Ceiling		Cooling None
Design (Style) Edwardian	Gutters & Dwnspts. Galvanized	Sump Pump <input type="checkbox"/>	Walls		Central
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Wood	Dampness <input type="checkbox"/>	Floor		Other
Actual Age (Yrs.) 110	Storm/Screens None/None	Settlement None noted	Outside Entry		
Effective Age (Yrs.) 5		Infestation None noted			
Interior Description	Appliances	Amenities	Car Storage	<input checked="" type="checkbox"/> None	
Floors Hardwood/Carpet	Refrigerator 3	Stairs <input type="checkbox"/> Fireplaces # 3	Garage # of cars (Tot.)		
Walls Drywall/Plaster	Range/Oven 3	Drop Stair <input type="checkbox"/> Patio	Attach.		
Trim/Finish Wood	Disposal 3	Scuttle <input type="checkbox"/> Deck	Detach.		
Bath Floor Ceramic	Dishwasher 3	Doorway <input type="checkbox"/> Porch	Blt.-In		
Bath Wainscot Ceramic	Fan/Hood	Floor <input type="checkbox"/> Fence Wood	Carport		
Doors Wood	Microwave	Heated <input type="checkbox"/> Pool	Driveway		
	Washer/Dryer	Finished <input type="checkbox"/>	Surface		

Unit # 1 contains: 6 Rooms; 3 Bedrooms; 2 Bath(s); 1,441 Sq.Ft. GLA Above Grade	The Total Gross Building Area for the Subject Property is: 4 076 Sq.Ft.
Unit # 2 contains: 6 Rooms; 3 Bedrooms; 2 Bath(s); 1,417 Sq.Ft. GLA Above Grade	
Unit # 3 contains: 5 Rooms; 2 Bedrooms; 2 Bath(s); 1,218 Sq.Ft. GLA Above Grade	
Unit # 4 contains: Rooms; Bedrooms; Bath(s); Sq.Ft. GLA Above Grade	

2-4 UNIT RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 18038

IMPROVEMENTS (cont.)

Additional features: Storage room in basement, decks

Describe the condition of the property (including physical, functional and external obsolescence): See attached addenda

The following properties are representative current, similar, and proximate rental properties comparable to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1	COMPARABLE RENTAL # 2	COMPARABLE RENTAL # 3
Address	137 Clayton St San Francisco, CA 94117	1169 Oak St San Francisco, CA 94117	1167 Oak St San Francisco, CA 94117	604 Webster St San Francisco, CA 94117
Proximity to Subject		0.62 miles E	0.62 miles E	1.12 miles E
Current Monthly Rent	\$ 0	\$ 5,486	\$ 4,725	\$ 6,995
Less: Utilities	-\$	-\$	-\$	-\$
Furnishings	-\$	-\$	-\$	-\$
Plus: Rent Concess.	+\$	+\$	+\$	+\$
Adj. Monthly Rent	\$	\$ 5,486	\$ 4,725	\$ 6,995
Adj. Mo. Rent / GLA	\$/sq.ft.	\$ 3.78/sq.ft.	\$ 3.44/sq.ft.	\$ 4.66/sq.ft.

RENT ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION	
RENT CONTROL	DESCRIPTION	DESCRIPTION	+/- \$ Adjust	DESCRIPTION	+/- \$ Adjust	DESCRIPTION	+/- \$ Adjust
RENT CONTROL	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lease Date	Vacant	M/M		M/M		M/M	
Location	Average	Inferior		Inferior		Similar	
Design (Style)	Edwardian	Victorian		Victorian		Victorian	
Age	110/5	118		118		133	
Condition	Good	Similar		Similar		Similar	
Total GBA	4,076 sq.ft.	4,500 sq.ft.		4,500 sq.ft.		4,406 sq.ft.	
Total # of Units	3	3		3		3	
Total GLA	4,076 sq.ft.	1,450 sq.ft.		1,375 sq.ft.		1,500 sq.ft.	
Unit Breakdown	Tot. Bed. Baths GLA	Tot. Bed. Baths GLA		Tot. Bed. Baths GLA		Tot. Bed. Baths GLA	
Unit # 1	6 3 2 1,441	5 2 2 1,450		5 3 2 1,375		7 4 1 1,500	
Unit # 2	6 3 2 1,417						
Unit # 3	5 2 2 1,218						
Unit # 4							
Car Storage	None	Garage		Garage		Garage	
Net Rental Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Indicated Monthly Market Rent		\$ 5,486		\$ 4,725		\$ 6,995	

Analysis of rental data: All three rental comps and the subject are located within the same rental market.

Rental comps 1 and 2 are located on inferior busy street, but each has garage parking. Rental comp 3 has garage parking.

The rents range from \$3.44 to \$4.66 per square foot.

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent		
	Begin Date	End Date	Per Unit		Total Rents	Per Unit		Total Rents
			Unfurnished	Furnished		Unfurnished	Furnished	
1	Vacant		\$	\$	\$	\$ 5,800	\$	\$ 5,800
2	Vacant		\$	\$	\$	\$ 5,700	\$	\$ 5,700
3	Vacant		\$	\$	\$	\$ 4,900	\$	\$ 4,900
4			\$	\$	\$	\$	\$	\$
Comments on lease data			Total Actual Monthly Rent		\$	Total Gross Monthly Rent		\$ 16,400
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income		\$	Total Estimated Monthly Income		\$ 16,400

Utilities included in estimated rents Electric Water Sewer Gas Oil Trash collection Multimedia Telephone Other

Comments on actual or estimated rents and other monthly income (including personal property) All three units are vacant.

The forecasted rents for the three units are based on \$4 per square foot.

INCOME APPROACH TO VALUE The Income Approach was not developed for this appraisal.

Gross Rent Multiplier Analysis:

Address	Date	Sale Price	Gross Rent	GRM	Comments

Opinion of Monthly Market Rent \$ 16,400 X Gross Rent Multiplier 190 = \$ 3,116,000 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): The indicated GRM is based on either actual or forecasted rents of recently sold buildings in the subject's market area. The vast majority of monthly GRMs, as published in San Francisco MLS, range from 14.20 to 18.95. Most of these GRMs are close to 16. This number (16) was the basis for the indicated annual GRM of 190

2-4 UNIT RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 18038

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Tax Records, MLS, Owner

TRANSFER HISTORY

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: **Neither the subject nor the comps have prior sales recent enough to comment on.**

Date: _____ Price: _____ Source(s): _____

2nd Prior Subject Sale/Transfer: _____

Date: _____ Price: _____ Source(s): _____

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	137 Clayton St San Francisco, CA 94117	150 Central Ave San Francisco, CA 94117	542-546 Lyon St San Francisco, CA 94117	1656-1660 Hayes St San Francisco, CA 94117			
Proximity to Subject		0.40 miles SE	0.40 miles E	0.33 miles E			
Sale Price	\$ N/A	\$ 3,500,000	\$ 3,193,000	\$ 3,750,000			
Sale Price/GBA	\$ /sq.ft.	\$ 709.94 /sq.ft.	\$ 924.70 /sq.ft.	\$ 846.50 /sq.ft.			
Gross Monthly Rent	\$ 16,400	\$ 16,700	\$ 16,800	\$ 18,450			
Gross Rent Multiplier		209.58	190.06	203.25			
Price per Unit	\$	\$ 875,000	\$ 1,064,333	\$ 1,250,000			
Price per Room	\$	\$ 194,444	\$ 177,389	\$ 208,333			
Price per Bedroom	\$	\$ 437,500	\$ 354,778	\$ 416,667			
Data Source(s)	Client	MLS/Tax Records	MLS/Tax Records	MLS/Tax Records			
Verification Source(s)		Tax Records	Tax Records	Tax Records			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- \$ Adjust	DESCRIPTION	+/- \$ Adjust	DESCRIPTION	+/- \$ Adjust
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sales or Financing Concessions	N/A	None		None		None	
Date of Sale/Time	N/A	11/6/2018		9/19/2017		11/29/2017	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Similar		Similar		Similar	
Site	2,812 sf	3,692		2,417		3,436	
View	Residential	Similar		Similar		Similar	
Design (Style)	Edwardian	Victorian		Victorian		Edwardian	
Quality of Construction	Good	Similar		Similar		Similar	
Age	110/5	112		118		113	
Condition	Good	Similar		Similar		Similar	
Total GBA	4,076 sq.ft.	4,930 sq.ft.	-256,200	3,453 sq.ft.	+186,900	4,430 sq.ft.	-106,200
Total # of Units	3	4		3		3	
Total GLA	4,076 sq.ft.	4,930 sq.ft.		3,453 sq.ft.		4,430 sq.ft.	
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Unit # 1	6 3 2	6 3 2		6 3 2		6 3 2	
Unit # 2	6 3 2	4 1 1		6 3 1.5		6 3 2	
Unit # 3	5 2 2	4 2 1		6 3 1.5		6 3 2	
Unit # 4		4 2 1					
Basement & Finished Rooms Below Grade	Storage	Carriage House in rear	-70,000	Similar		Bonus Rooms	-50,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/None	FWA/None		FWA/None		FWA/None	
Energy Efficient Items	Std	Std		Std		Std	
Parking	None	None		None		Garage - 2 cars	-60,000
Porch/Patio/Deck	Decks	Similar		Similar		Similar	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -326,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 186,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -216,200
Adjusted Sale Price of Comparables		Net 9.3 %		Net 5.9 %		Net 5.8 %	
		Gross 9.3 %	\$ 3,173,800	Gross 5.9 %	\$ 3,379,900	Gross 5.8 %	\$ 3,533,800
Adjusted Price of Comparables per GBA	\$	643.77		\$	978.83	\$	797.70
Adjusted Price of Comparables per Unit	\$	793,450		\$	1,126,633	\$	1,177,933
Adjusted Price of Comparables per Room	\$	176,322		\$	187,772	\$	196,322
Adjusted Price of Comparables per Bedroom	\$	396,725		\$	375,544	\$	392,644
Ind. Val. per GBA	\$ 850 X 4,076	SF GBA = \$ 3,464,600		Ind. Val. per Unit \$ 1,100,000 X 3	Units = \$ 3,300,000		
Ind. Val. per Room	\$ 190,000 X 17	Rooms = \$ 3,230,000		Ind. Val. per Bedroom \$ 400,000 X 8	Bedrooms = \$ 3,200,000		
Summary of Sales Comparison Approach	See attached addenda.						
Indicated Value by Sales Comparison Approach \$ 3,300,000							

2-4 UNIT RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 18038

Form containing sections: COST APPROACH TO VALUE (if developed), PROJECT INFORMATION FOR PUDs (if applicable), RECONCILIATION, ATTACHMENTS, and SIGNATURES. Includes appraisal details, reconciliation statements, and appraiser signatures.

Supplemental Addendum

File No. 18038

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94117
Client	Zacks, Freedman & Patterson				

This appraisal is based on information gathered from public records and other identified sources, interior and exterior inspection of the property, exterior inspection of all indicated comparable sales and listings, and inspection of the marketing area where the subject property is located.

The comparable sales used were the best available at the time of the appraisal. The dates indicated under "Date of Sale/Time" in the Sales Comparison Approach are close-of-escrow dates, unless otherwise specified.

The Intended User of the appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for legal purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

• **GP 2-4 Unit: Description of the Improvements - Property Condition**

As of the effective date of this appraisal the improvement is a two-level single family residence. This appraisal is performed on the basis of a **Hypothetical Condition** that the improvement is a three-level building with three residential units.

The hypothetical improvements would entail the retention of the existing facade and the construction of three residential units, including the addition of a third floor on the top of the existing two above-grade floors.

Plans provided by the Client were the basis for indicated unit composition, room counts, and square footages indicated in this appraisal.

Since no description of the interior finishes was provided by the Client, it is assumed that such finishes would be the typical ones for the neighborhood, i.e., hardwood and carpet floors, Forced Air heating units, one water heater per unit, etc.

• **GP 2-4 Unit: Sales Comparison Approach - Summary of Sales Comparison Approach**

The Adjusted Sale Prices of the individual comparables are the best value indicators for the subject. The individual Per Room, Per Unit, etc., indicators are less reliable because of variable unit/room compositions and high land values. These land values, being major components of the overall values, often cause the individual value indicators (per unit, per room, per sq.ft., etc.) to be unrealistic.

All three comps, like the subject, are older but renovated buildings.

Comp 1, like the subject, was originally a single-family house with an accessory unit. Later it was enlarged, remodeled and reconfigured to result in a four unit apartment building. This comp is larger and has a carriage house in the rear.

Comp 2 is smaller.

Comp 3 is larger, has bonus rooms in the basement, and has a two-car garage.

Size adjustments are based on \$300 per sq.ft. of Gross Building Area.

The indicated adjustments are based on comparisons of recently sold properties, information by local real estate agents and contractors, and published statistical data.

All utilized comps need some adjustments, and none appears to be in any meaningful way more similar to the subject than the others. As such, all sales are equally weighted.

Because this is a Hypothetical valuation of a proposed building with no photos of such proposed building available, the indicated photos of the front and back of the building are pictures of the current single family residence.

Subject Photo Page

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94117
Client	Zacks, Freedman & Patterson				



Subject Front - existing house

137 Clayton St
Sales Price N/A
Gross Building Area 4,076
Age 110



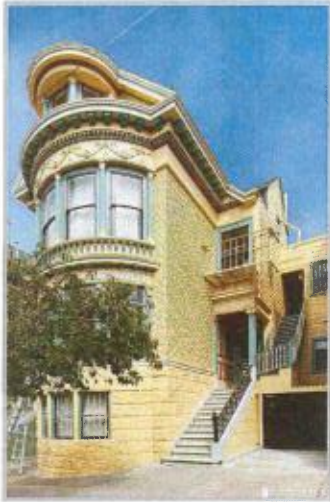
Subject Rear - existing house



Subject Street

Comparable Photo Page

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94117
Client	Zacks, Freedman & Patterson				



Comparable 1

150 Central Ave
 Sales Price 3,500,000
 Gross Building Area 4,930
 Age 112



Comparable 2

542-546 Lyon St
 Sales Price 3,193,000
 Gross Building Area 3,453
 Age 118

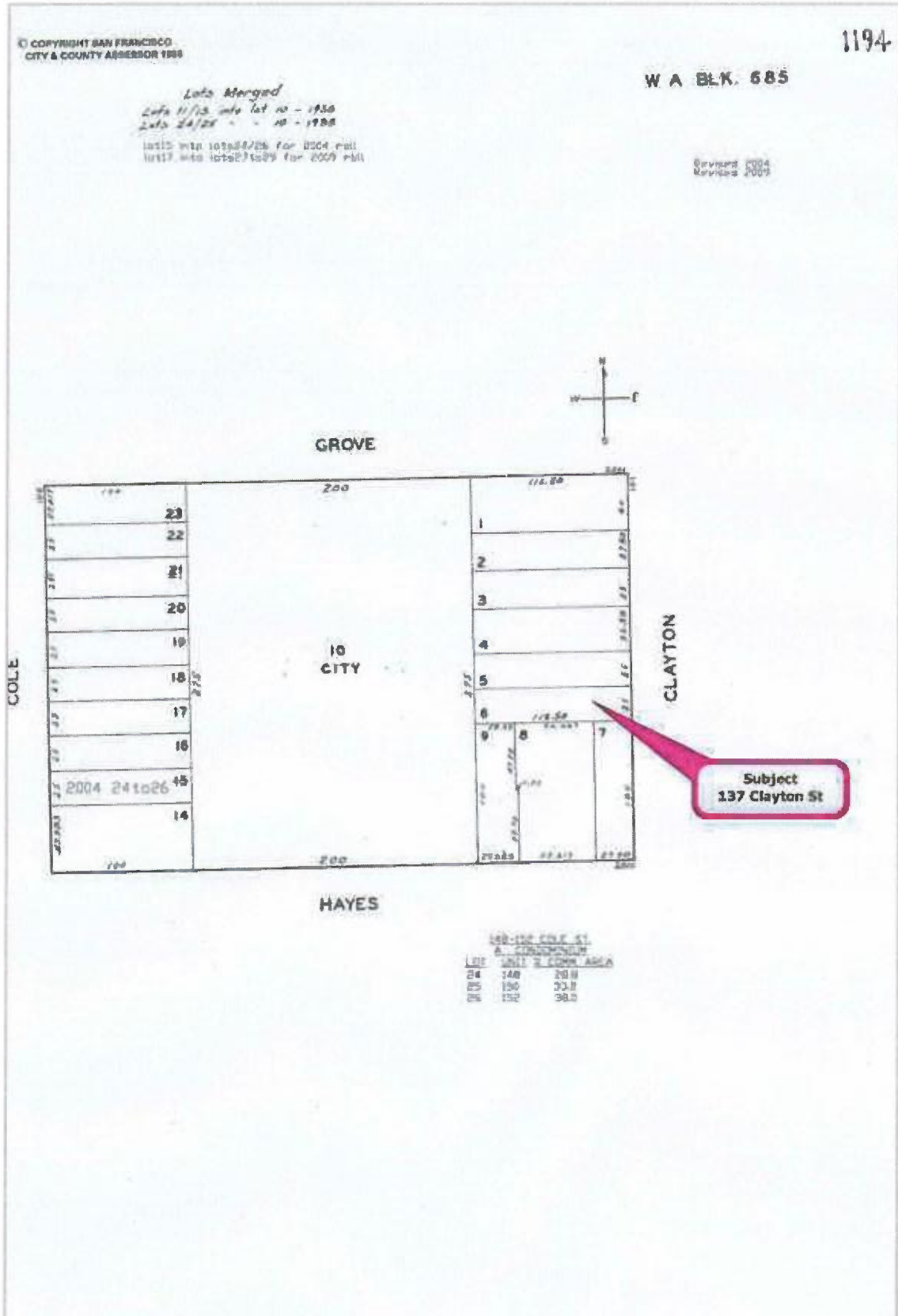


Comparable 3

1656-1660 Hayes St
 Sales Price 3,750,000
 Gross Building Area 4,430
 Age 113

Plat Map

Borrower	N/A			
Property Address	137 Clayton St			
City	San Francisco	County	San Francisco	State CA Zip Code 94117
Client	Zacks, Freedman & Patterson			



Location Map

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA
Client	Zacks, Freedman & Patterson				
				Zip Code	94117



Borrower	N/A	File No. 18038		
Property Address	137 Clayton St			
City	San Francisco	County	San Francisco	State CA Zip Code 94117
Client	Zacks, Freedman & Patterson			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

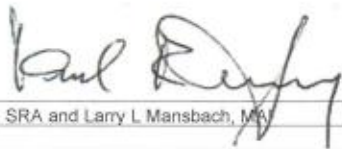
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: 

Name: Paul R Jung, SRA and Larry L Mansbach, MA

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: 06/29/2016

Date of Signature and Report: 12/05/2018

Effective Date of Appraisal: 11/24/2018

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 11/24/2018

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

Assumptions, Limiting Conditions & Scope of Work

File No.: 18038

Property Address: 137 Clayton St City: San Francisco State: CA Zip Code: 94117

Client: Zacks, Freedman & Patterson Address:

Appraiser: Paul R Jung, SRA and Larry L Mansbach, N Address: 1583 21st Ave, San Francisco, CA 94122

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership. The future operation of the property assumes skilled and adequate management but are not represented to be historically based.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. All information furnished regarding rental rates, lease terms, or projections of income and expense is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

This appraisal is based on information gathered from public records and other identified sources, interior and exterior inspection of the property, exterior inspection of all indicated comparable sales and listings, and inspection of the marketing area where the subject property is located.

The comparable sales used were the best available at the time of the appraisal. The dates indicated under "Date of Sale/Time" in the Sales Comparison Approach are close-of-escrow dates, unless otherwise specified.

Certifications

File No.: 18038

Property Address: 137 Clayton St	City: San Francisco	State: CA	Zip Code: 94117
Client: Zacks, Freedman & Patterson		Address:	
Appraiser: Paul R Jung, SRA and Larry L Mansbach, MA		Address: 1583 21st Ave, San Francisco, CA 94122	

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

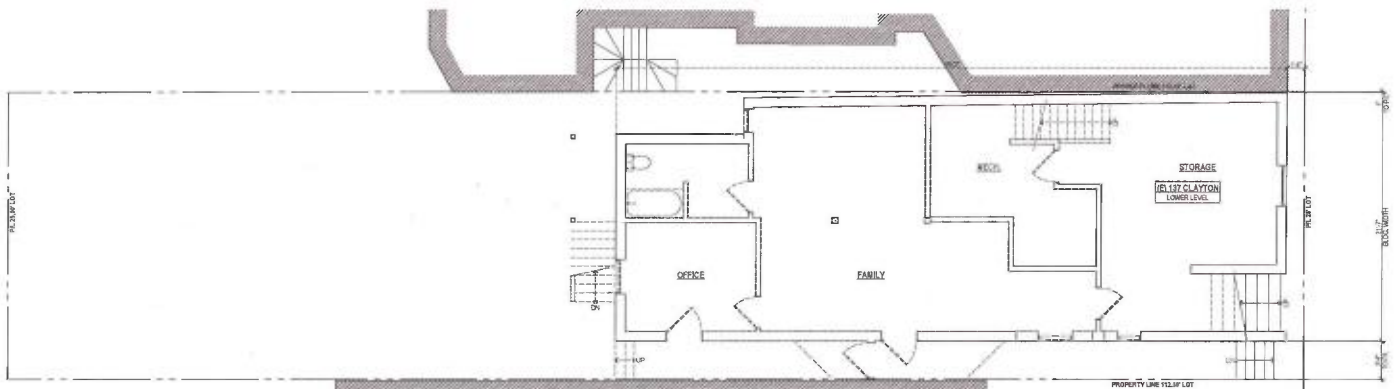
Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

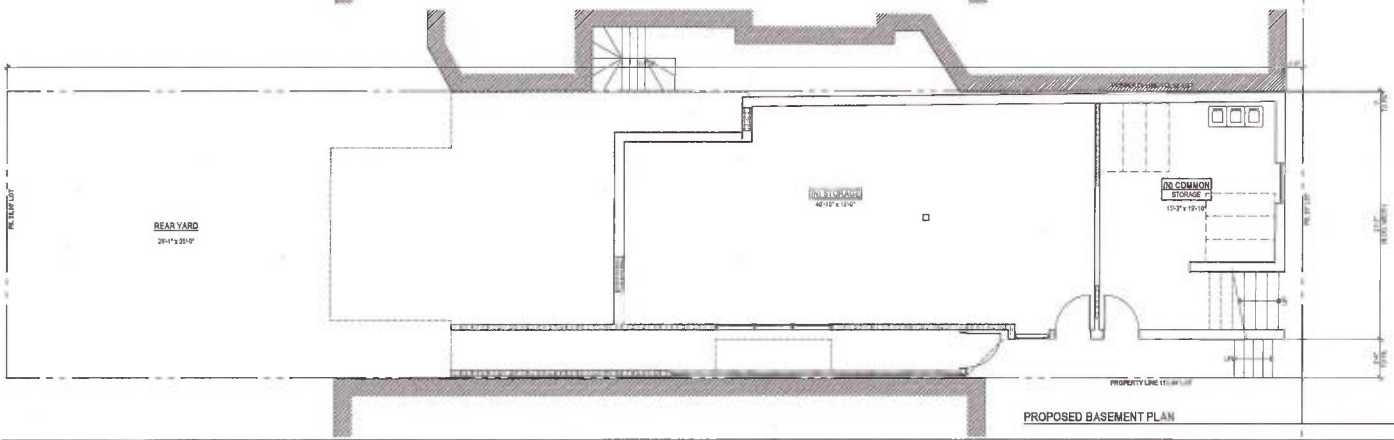
* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: Zacks, Freedman & Patterson
E-Mail:	Address:
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: Paul R Jung, SRA and Larry L Mansbach, MAI	Supervisory or Co-Appraiser Name: _____
Company: _____	Company: _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____
E-Mail: _____	E-Mail: _____
Date Report Signed: 12/05/2018	Date Report Signed: _____
License or Certification #: _____ State: _____	License or Certification #: _____ State: _____
Designation: _____	Designation: _____
Expiration Date of License or Certification: 06/29/2016	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: 11/24/2018	Date of Inspection: _____

SIGNATURES



EXISTING / DEMOLITION BASEMENT PLAN



PROPOSED BASEMENT PLAN

SLA
SCHAUB LY
ARCHITECTS

SCHAUB LY
ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8050

**VERTICAL & HORIZONTAL ADDITION TO SINGLE FAMILY DWELLING
FOR TWO NEW UNITS**
137 CLAYTON STREET
BLOCK 1194, LOT 006
SAN FRANCISCO, CA 94117

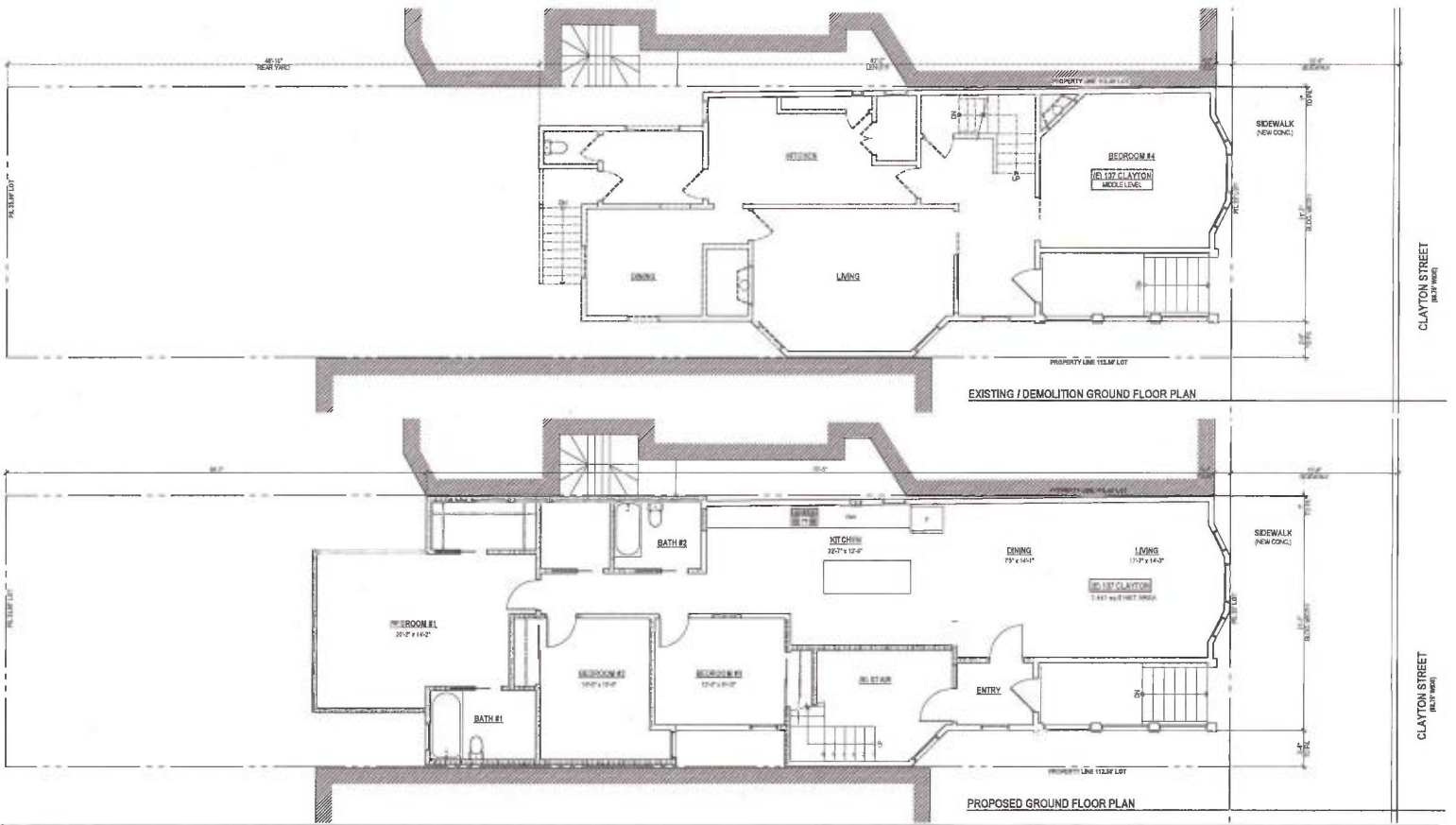
EXISTING & PROPOSED BASEMENT PLANS

SCALE:

10/29/18 DRAFT

J.S.

A-2.0



SLA
 SCHAUB LY
 ARCHITECTS

SCHAUB LY
 ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060

**VERTICAL & HORIZONTAL ADDITION TO SINGLE FAMILY DWELLING
 FOR TWO NEW UNITS**
 137 CLAYTON STREET
 BLOCK 1394, LOT 006
 SAN FRANCISCO, CA 94117

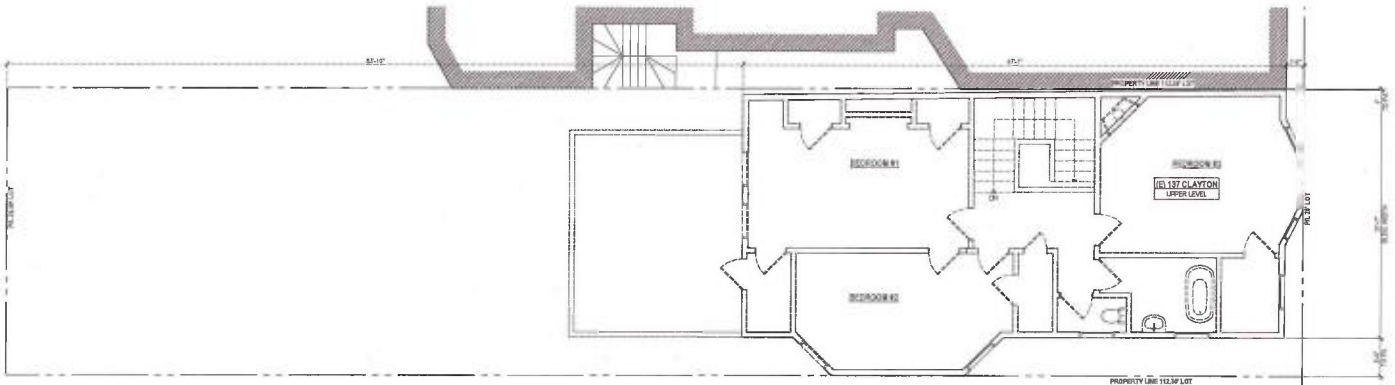
EXISTING & PROPOSED GROUND FLOOR PLANS

SCALE:

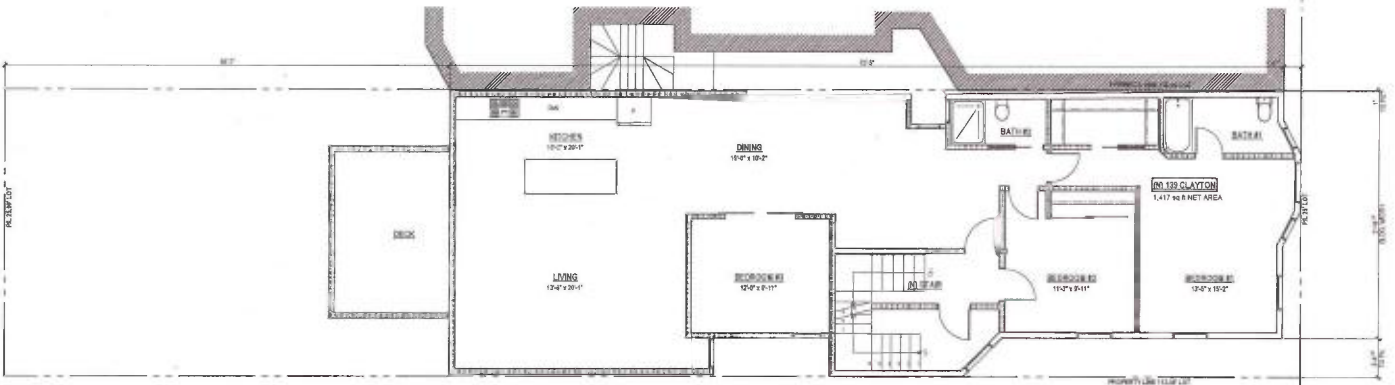
10/29/18 DRAFT

J.S.

A-2.1



EXISTING / DEMOLITION SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

SLA
SCHAUB LY
ARCHITECTS

SCHAUB LY
ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060

**VERTICAL & HORIZONTAL ADDITION TO SINGLE FAMILY DWELLING
FOR TWO NEW UNITS**
137 CLAYTON STREET
BLOCK 1194, LOT 006
SAN FRANCISCO, CA 94117

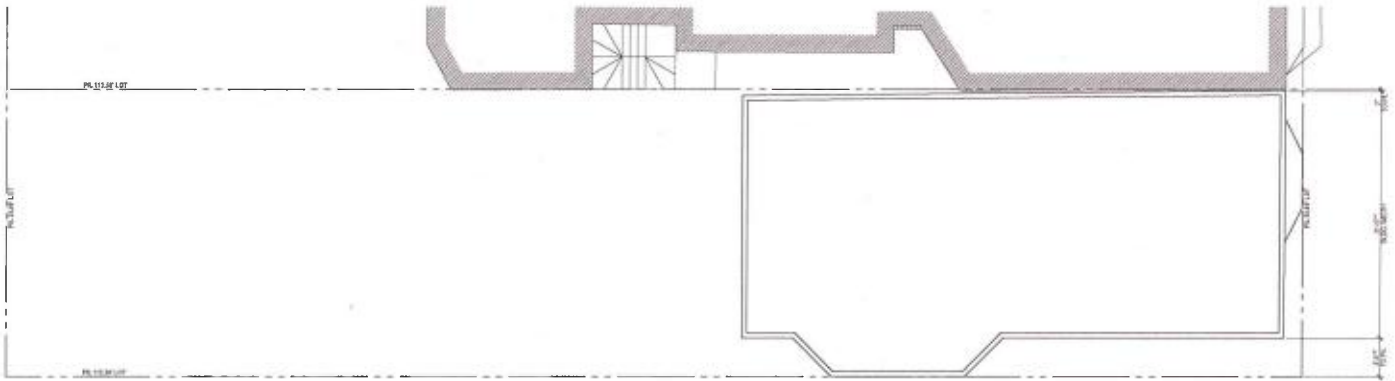
EXISTING & PROPOSED SECOND FLOOR PLANS

SCALE:

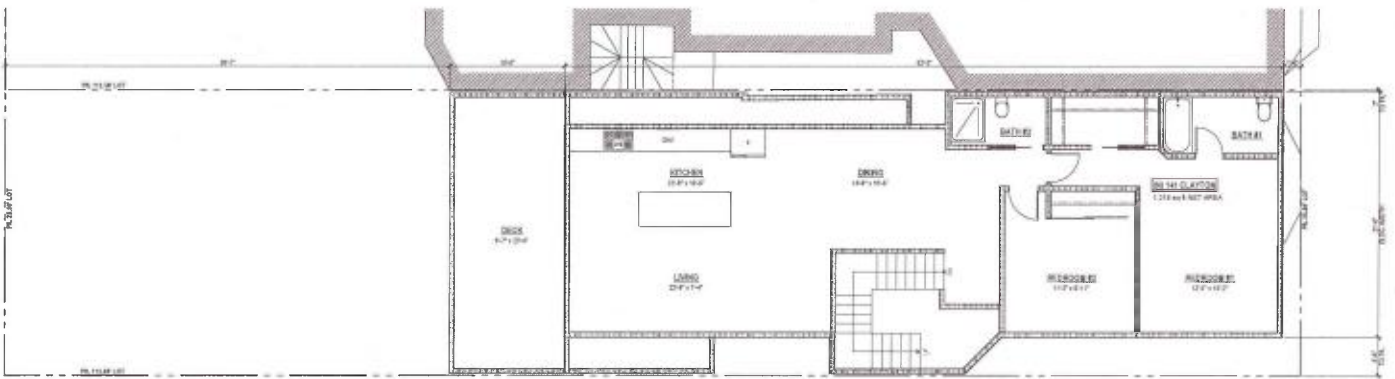
10/29/18 DRAFT

J.S.

A-2.2



(E) ROOF PLAN



PROPOSED THIRD FLOOR PLAN

SLA
SCHAUB LY
ARCHITECTS

SCHAUB LY
ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060

**VERTICAL & HORIZONTAL ADDITION TO SINGLE FAMILY DWELLING
FOR TWO NEW UNITS**
137 CLAYTON STREET
BLOCK 1194, LOT 006
SAN FRANCISCO, CA 94117

EXISTING ROOF & PROPOSED THIRD FLOOR PLANS

SCALE:

10/29/18 DRAFT

J.S.

A-2.3

QUALIFICATIONS OF LAWRENCE L. MANSBACH, MAI

Lawrence L. Mansbach is an independent real estate appraiser and consultant and president of the firm of Mansbach Associates, Inc. Following is a brief resume of his background and experience:

EXPERIENCE

MANSBACH ASSOCIATES, INC.

San Francisco, CA

President

Mr. Mansbach is president of Mansbach Associates, Inc., a San Francisco-based real estate consultation, market research and valuation firm.

Mr. Mansbach has over 30 years of experience in the real estate consulting and appraisal field. His current focus is on arbitration and litigation support including expert witness testimony. He also provides a wide range of valuation services for purchase and sale activities, lending decisions, tax matters, and public sector functions.

Property types appraised include office, retail, apartment, industrial/R&D, hotel, condominium, vacant land and high end single family residences.

EDUCATION

1980-1982	University of California – Haas School of Business Master of Business Administration. Concentration in real estate and finance.	Berkeley, CA
1974-1976	University of Washington Master of Arts	Seattle, WA
1970-1974	University of California Bachelor of Arts – Highest Honors	Berkeley, CA

PROFESSIONAL

Member of the Appraisal Institute (MAI)
State of California- Certified General Real Estate Appraiser
California Real Estate Broker
California State Board of Equalization – Appraiser For Property Tax Purposes

EXPERT TESTIMONY

Qualified as an Expert in Superior Court – San Francisco, Santa Clara, Alameda, Contra Costa, Marin, and Napa.
United States Tax Court.
American Arbitration Association, JAMS, ADR Services.

CAREER HIGHLIGHTS

Recent accomplishments include:

- Arbitrated 400,000 square foot office lease transaction
- Arbitrated telecommunications lease in Contra Costa County
- Arbitrated ground lease for highest volume store of national supermarket chain
- Served as a consultant on largest private school tax-exempt Bond issues in San Francisco.
- Served as the consultant to the estate of Dean Martin for estate tax purposes.
- Represented client on property tax appeal of Bank of America World Headquarters.
- Served as appraiser on tax-exempt bond issue for Mission Bay development in San Francisco.
- Served as appraiser and consultant for expansion of the San Francisco State University campus
- Appraised General Dynamics campus in Mountain View
- Appraised Hunters Point Shipyard
- Appraised portions of Golden Gate National Recreation Area

Mr. Mansbach began his career as an analyst with the planning consulting firm of John M. Sanger and Associates in San Francisco. From 1977 to 1980, he was an economic development planner with the San Francisco Department of City Planning. He was the principal author of the Central Waterfront Plan which was an early precursor to the Mission Bay development. During the 1980's, Mr. Mansbach worked at the real estate appraisal and consulting firm of Mills-Carneghi, Inc., eventually becoming a partner.

Mr. Mansbach established his own firm, Mansbach Associates, Inc. in downtown San Francisco in 1990. He has worked with a variety of clients on valuation and consulting matters concerning property types ranging from vacant land to high rise office buildings. Mr. Mansbach also was associated with GMAC Commercial Mortgage Corp. in the late 1990's where he worked on the design of a technology/data base driven commercial appraisal product.

Mr. Mansbach has been a guest lecturer at classes at the University of California, Berkeley and Golden Gate University in San Francisco. He has been quoted on real estate matters in the San Francisco Chronicle and Examiner, and has published in the Northern California Real Estate Journal. He was also interviewed on KCBS radio. Speaking engagements include the Annual Conference of the Northern California Chapter of the Appraisal Institute, the Society of Municipal Analysts, and the Tax Section of the California State Bar. Mr. Mansbach has addressed various municipal government bodies in the Bay Area as well as the Moody's and Standard and Poor's rating agencies. He also served as the chair of the Experience Review Committee for the local chapter of the Appraisal Institute.

Mr. Mansbach is active in local community matters, particularly in school financing mechanisms. He devised a parcel tax strategy which generated a nearly \$3,000,000 windfall for a Bay Area school district.

APPRAISAL OF REAL PROPERTY



LOCATED AT

137 Clayton St
San Francisco, CA 94117
Block: 1194 Lot: 6

FOR

Zacks, Freedman & Patteerson

AS OF

11/21/2018

BY

Paul R Jung, SRA and Larry L Mansbach, MAI

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	137 Clayton St
	Legal Description	Block: 1194 Lot: 6
	City	San Francisco
	County	San Francisco
	State	CA
	Zip Code	94117
	Census Tract	0165.00
	Map Reference	41884
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower	N/A
	Client	Zacks, Freedman & Patterson
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,314
	Price per Square Foot	\$
	Location	Average
	Age	110
	Condition	Average
	Total Rooms	7
	Bedrooms	3
	Baths	1.5
APPRAISER	Appraiser	Paul R Jung, SRA and Larry L Mansbach, MAI
	Date of Appraised Value	11/21/2018
VALUE	Opinion of Value	\$ 2,000,000

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 18037

Property Address: 137 Clayton St City: San Francisco State: CA Zip Code: 94117
 County: San Francisco Legal Description: Block: 1194 Lot: 6

SUBJECT
 Assessor's Parcel #: 1194-006
 Tax Year: 2017 R.E. Taxes: \$ 2,998 Special Assessments: \$ Unknown Borrower (if applicable): N/A
 Current Owner of Record: Williams Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) Single Family Residence HOA: \$ N/A per year per month
 Market Area Name: North Panhandle Map Reference: 41884 Census Tract: 0165.00

ASSIGNMENT
 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) N/A
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Legal

MARKET AREA DESCRIPTION
 Intended User(s) (by name or type): Client
 Client: Zacks, Freedman & Patterson Address:
 Appraiser: Paul R Jung, SRA and Larry L Mansbach, M Address:

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		PRICE	AGE	One-Unit	60 %	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner	(\$000)	(yrs)	2-4 Unit	30 %		
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	1,400	Low 50	Multi-Unit	5 %	* To: N/A	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (0-5%)	3,500	High 140	Comm'l	5 %		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	2,200	Pred 100	%			

 Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Present market conditions in the neighborhood are stable. Demand and supply are in balance, and typical marketing time is under 3 months. No special financing, loan discounts, interest buydowns, or concessions are typically utilized at the present time.

SITE DESCRIPTION
 Dimensions: 25 x 112.5 Site Area: 2,812 sf
 Zoning Classification: RH-3 Description: Residential, Three-Family
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
 Highest & Best Use as improved: Present use, or Other use (explain) N/A
 Actual Use as of Effective Date: Single Family Residence Use as appraised in this report: Single Family Residence
 Summary of Highest & Best Use: The zoning permits up-to three residential units, which may be the Highest and Best Use for this site.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Street slope
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical for area
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	No	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone FEMA Map # FEMA Map Date
 Site Comments: The size, shape, and landscaping of the site are typical for the neighborhood.

General Description	Exterior Description	Foundation	Basement <input checked="" type="checkbox"/> None	Heating
# of Units 1 <input type="checkbox"/> Acc.Unit	Foundation Concrete	Slab Concrete	Area Sq. Ft. 1,238	Type FWA
# of Stories 2	Exterior Walls Wood	Crawl Space No	% Finished Partly	Fuel Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface T&G	Basement No	Ceiling Masonry	Cooling N/A
Design (Style) Edwardian	Gutters & Dwnspts. Galvanized	Sump Pump <input type="checkbox"/>	Walls Masonry	Central
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Wood	Dampness <input type="checkbox"/>	Floor Conc/Carpet	Other
Actual Age (Yrs.) 110	Storm/Screens None/None	Settlement None noted	Outside Entry Yes	
Effective Age (Yrs.) 50		Infestation None noted		

Interior Description	Appliances	Attic <input checked="" type="checkbox"/> None	Amenities	Car Storage <input checked="" type="checkbox"/> None
Floors Wood/Carpets	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 3	Garage # of cars (Tot.)
Walls Plaster	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) #	Attach.
Trim/Finish Wood	Disposal <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Brick	Detach.
Bath Floor Ceramic	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Deck	Blt-In
Bath Wainscot Wood	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Porch	Carport
Doors Wood	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Fence	Driveway
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Pool	Surface

Finished area above grade contains: 7 Rooms 3 Bedrooms 1.5 Bath(s) 2,314 Square Feet of Gross Living Area Above Grade
 Additional features: Partly finished basement, fireplaces, patio
 Describe the condition of the property (including physical, functional and external obsolescence): See attached addenda.

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 18037

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Tax Records/MLS

1st Prior Subject Sale/Transfer
 Date: N/A
 Price:
 Source(s):

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property has not sold during the last three years.

2nd Prior Subject Sale/Transfer
 Date: N/A
 Price:
 Source(s):

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	137 Clayton St San Francisco, CA 94117	1925 Turk St San Francisco, CA 94115	185 Haight St San Francisco, CA 94102	740 Clayton St San Francisco, CA 94117
Proximity to Subject		0.61 miles NE	1.35 miles E	0.41 miles S
Sale Price	\$ N/A	\$ 1,515,000	\$ 2,260,000	\$ 2,600,000
Sale Price/GLA	\$ /sq.ft.	\$ 865.71 /sq.ft.	\$ 916.46 /sq.ft.	\$ 962.96 /sq.ft.
Data Source(s)	inspection	MLS	MLS	MLS
Verification Source(s)	Tax Rec/Owner	Tax Records	Tax Records	Tax Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	N/A	Conventional No concessions	Conventional No concessions	Conventional No concessions
Date of Sale/Time	N/A	9/8/2018	3/5/2018	3/21/2018
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Average	Similar	Similar	Similar
Site	2,812 sf	1,875 +200,000	2,491	4,652 -200,000
View	Residential	Similar	Similar	Superior -50,000
Design (Style)	Edwardian	Similar	Similar	Similar
Quality of Construction	Average	Similar	Similar	Similar
Age	110	118	146	112
Condition	Average	Similar	Similar	Similar
Above Grade Room Count	Total Bdrms Baths 7 3 1.5	Total Bdrms Baths 7 4 1.5	Total Bdrms Baths 8 4 2.5	Total Bdrms Baths 10 4 1.5
Gross Living Area	2,314 sq.ft.	1,750 sq.ft. +225,600	2,466 sq.ft. -60,800	2,700 sq.ft. -154,400
Basement & Finished Rooms Below Grade	Bonus Rms/Ba	None +50,000	Similar	Similar
Functional Utility	Average	Similar	Similar	Similar
Heating/Cooling	FWA/None	FWA/None	FWA/None	FWA/None
Energy Efficient Items	Std	Std	Std	Std
Garage/Carport	None	Garage - 1 car -40,000	Garage - 1 car -40,000	Off-street/4 cars -80,000
Porch/Patio/Deck	Deck, patio	Similar	Similar Attic -30,000	Similar Attic -30,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 435,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -155,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -514,400
Adjusted Sale Price of Comparables		Net 28.8 % Gross 34.0 % \$ 1,950,600	Net 6.9 % Gross 6.9 % \$ 2,104,200	Net 19.8 % Gross 19.8 % \$ 2,085,600

Summary of Sales Comparison Approach All three comps and the subject are similar-appeal older houses located within the same market area.

Like the subject, all three comps are in need of remodeling.

Comp 1 has a substandard lot, is smaller, has no bonus rooms/baths, but has a garage.

Comp 2 has an extra bathroom, is larger, has a garage, and has an attic space.

Comp 3 has a substantially larger lot, has some city views, is larger, has off-street parking for four cars, and has an attic space.

Size adjustments are based on \$400 per sq. ft. of Gross Living Area.

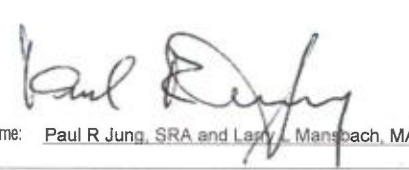
The indicated adjustments are based on comparisons of recently sold properties, information by local real estate agents and contractors, and published statistical data.

All utilized comps need some adjustments, and none appears to be in any meaningful way more similar to the subject than the others. As such, all are sales equally weighted.

Indicated Value by Sales Comparison Approach \$ 2,000,000

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 18037

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The Cost Approach is not a reliable valuation method in this appraisal due to the lack of good market data.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data: N/A	OPINION OF SITE VALUE = \$
	Quality rating from cost service: _____ Effective date of cost data: _____	DWELLING Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.): N/A	Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$
		Garage/Carport Sq.Ft. @ \$ = \$
		Total Estimate of Cost-New = \$
		Less Physical Functional External = \$
	Depreciation = \$(
	Depreciated Cost of Improvements = \$	
	"As-is" Value of Site Improvements = \$	
	= \$	
	= \$	
	= \$	
	Estimated Remaining Economic Life (if required): _____ Years INDICATED VALUE BY COST APPROACH = \$	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier = \$ N/A Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM): The Income Approach is not a reliable valuation method in the appraisal of a Single Family Residence because such properties are typically purchased for owner occupancy and not for the production of rental income.	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: N/A Describe common elements and recreational facilities: N/A	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 2,000,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ N/A	
	Final Reconciliation The Sales Comparison Approach is the most reliable indicator of value for this property as it best reflects buyers and sellers interactions in this market. The Cost Approach is less reliable in the appraisal of older properties and was not performed. The Income Approach is not applicable because homes in this neighborhood are typically purchased for owner occupancy and not for the production of rental income.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
ATTACHMENTS	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 2,000,000 , as of: 11/21/2018 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
SIGNATURES	Client Contact: _____ Client Name: <u>Zacks, Freedman & Patterson</u> E-Mail: _____ Address: _____	
	APPRaiser 	
	Appraiser Name: <u>Paul R Jung, SRA and Laura J. Mansbach, MAI</u> Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): <u>12/04/2018</u> License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: <u>06/29/2016</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>11/21/2018</u>	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	

Supplemental Addendum

File No. 18037

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94117
Client	Zacks, Freedman & Patterson				

This appraisal is based on information gathered from public records and other identified sources, interior and exterior inspection of the property, exterior inspection of all indicated comparable sales and listings, and inspection of the marketing area where the subject property is located.

The comparable sales used were the best available at the time of the appraisal. The dates indicated under "Date of Sale/Time" in the Sales Comparison Approach are close-of-escrow dates, unless otherwise specified.

The Intended User of the appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for legal purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.

• **GP Residential: Description of the Improvements - Property Condition**

The improvement is an average-quality wood-frame house with a functional floor plan. The house has two levels and is in fair-to-average overall condition.

The first level features the main entry, living room, family room, dining room, half bath, and a kitchen.

The second level is the sleeping area with three bedrooms and one split bathroom.

There is a partly finished basement that has two rooms, one bathroom, utility room, and a storage space.

The house is detached and does not share common walls with the adjoining houses on either side. Most houses in this neighborhood stand side-by-side and have their own walls with a small separation between them. From the outside these houses appear attached because they are right next to each other and only a small gap separates them, but in reality they are fully detached.

The subject's photos were taken on the inspection date. All comparables' photos are MLS pictures from when these properties were marketed.

Subject Photo Page

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94117
Client	Zacks, Freedman & Patterson				



Subject Front

137 Clayton St
Sales Price N/A
Gross Living Area 2,314
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1.5
Location Average
View Residential
Site 2,812 sf
Quality Average
Age 110



Subject Rear



Subject Street

Subject Interior Photo Page

Borrower	N/A						
Property Address	137 Clayton St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94117
Client	Zacks, Freedman & Patterson						



Subject Interior

137 Clayton St
Sales Price N/A
Gross Living Area 2,314
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1.5
Location Average
View Residential
Site 2,812 sf
Quality Average
Age 110



Subject Interior



Subject Interior

Subject Interior Photo Page

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA
Client	Zacks, Freedman & Patterson				
				Zip Code	94117



Subject Interior

137 Clayton St
 Sales Price N/A
 Gross Living Area 2,314
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.5
 Location Average
 View Residential
 Site 2,812 sf
 Quality Average
 Age 110



Subject Interior



Subject Interior-Basement Bath

Comparable Photo Page

Borrower	N/A				
Property Address	137 Clayton St				
City	San Francisco	County	San Francisco	State	CA
Client	Zacks, Freedman & Patterson				
				Zip Code	94117



Comparable 1

1925 Turk St	
Prox. to Subject	0.61 miles NE
Sales Price	1,515,000
Gross Living Area	1,750
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.5
Location	Similar
View	Similar
Site	1,875
Quality	Similar
Age	118



Comparable 2

185 Haight St	
Prox. to Subject	1.35 miles E
Sales Price	2,260,000
Gross Living Area	2,466
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.5
Location	Similar
View	Similar
Site	2,491
Quality	Similar
Age	146

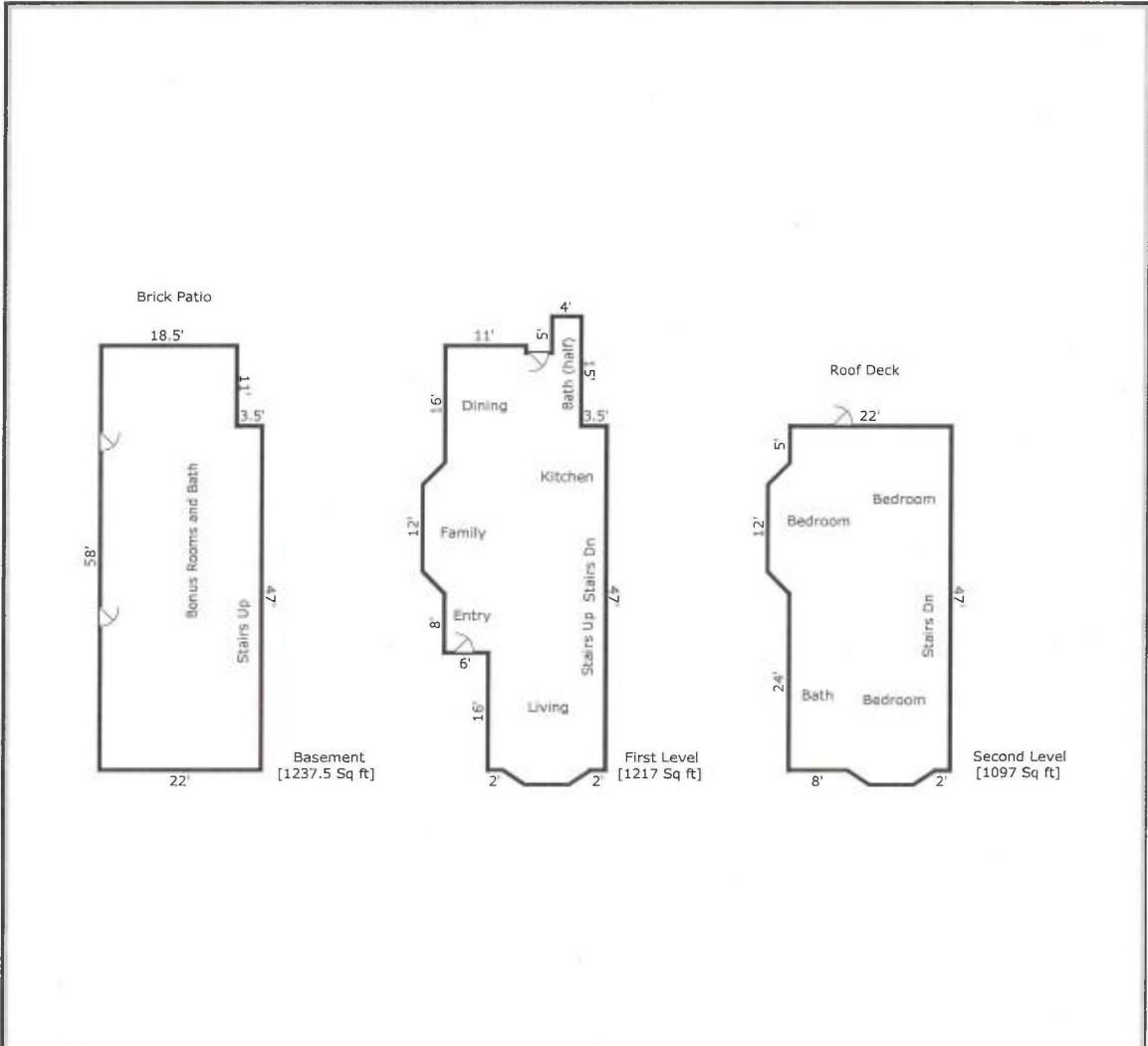


Comparable 3

740 Clayton St	
Prox. to Subject	0.41 miles S
Sales Price	2,600,000
Gross Living Area	2,700
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	1.5
Location	Similar
View	Superior
Site	4,652
Quality	Similar
Age	112

Building Sketch

Borrower	N/A					
Property Address	137 Clayton St					
City	San Francisco	County	San Francisco	State	CA	
Client	Zacks, Freedman & Patterson				Zip Code	94117



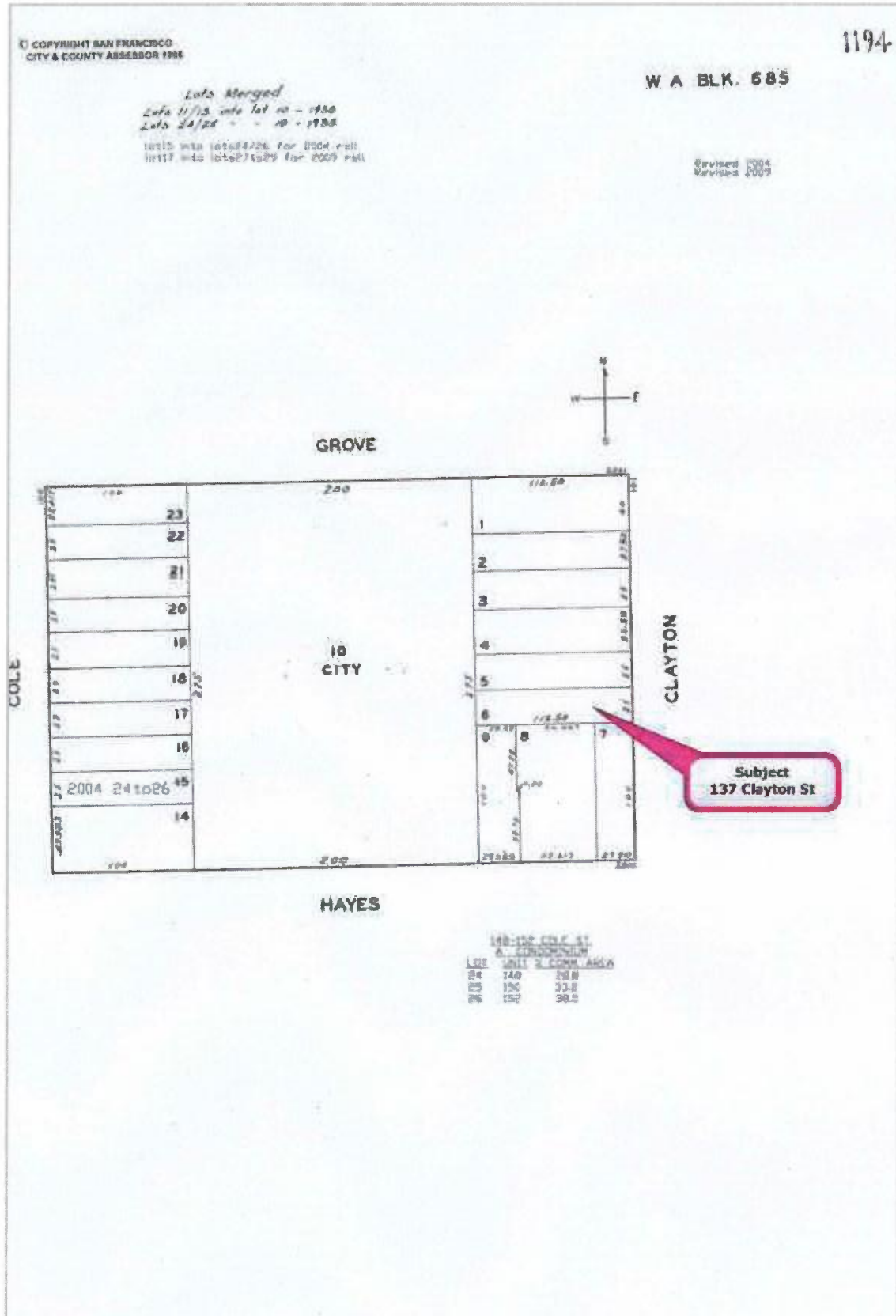
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
Second Level	1097 Sq ft	$0.5 \times 3 \times 3 = 4.5$ $0.5 \times 3 \times 3 = 4.5$ $12 \times 3 = 36$ $0.5 \times 3 \times 2 = 3$ $0.5 \times 2 \times 3 = 3$ $6 \times 2 = 12$ $22 \times 4.7 = 1034$
First Level	1217 Sq ft	$0.5 \times 3 \times 2 = 3$ $0.5 \times 2 \times 3 = 3$ $6 \times 2 = 12$ $0.5 \times 3 \times 3 = 4.5$ $0.5 \times 3 \times 3 = 4.5$ $12 \times 3 = 36$ $16 \times 16 = 256$ $4 \times 5 = 20$ $22 \times 31 = 682$ $11 \times 11 = 121$ $10 \times 7.5 = 75$
Total Living Area (Rounded):	2314 Sq ft	
Non-living Area		
Basement	1237.5 Sq ft	$18.5 \times 11 = 203.5$ $4.7 \times 22 = 1034$

Plat Map

Borrower	N/A		
Property Address	137 Clayton St		
City	San Francisco	County	San Francisco
State	CA	Zip Code	94117
Client	Zacks, Freedman & Patterson		



Location Map

Borrower	N/A						
Property Address	137 Clayton St						
City	San Francisco	County	San Francisco	State	CA	Zip Code	94117
Client	Zacks, Freedman & Patterson						



Borrower	N/A	File No. 18037
Property Address	137 Clayton St	
City	San Francisco	County San Francisco State CA Zip Code 94117
Client	Zacks, Freedman & Patterson	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: 

Name: Paul R Jung, SRA and Larry L Mansbach, MA

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: 06/29/2016

Date of Signature and Report: 12/04/2018

Effective Date of Appraisal: 11/21/2018

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 11/21/2018

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

Assumptions, Limiting Conditions & Scope of Work

File No.: 18037

Property Address: 137 Clayton St City: San Francisco State: CA Zip Code: 94117

Client: Zacks, Freedman & Patterson Address:

Appraiser: Paul R Jung, SRA and Larry L Mansbach, N Address: 1583 21st Ave, San Francisco, CA 94122

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

This appraisal is based on information gathered from public records and other identified sources, interior and exterior inspection of the property, exterior inspection of all indicated comparable sales and listings, and inspection of the marketing area where the subject property is located.

The comparable sales used were the best available at the time of the appraisal. The dates indicated under "Date of Sale/Time" in the Sales Comparison Approach are close-of-escrow dates, unless otherwise specified.

Certifications

File No.: 18037

Property Address: 137 Clayton St City: San Francisco State: CA Zip Code: 94117
 Client: Zacks, Freedman & Patterson Address:
 Appraiser: Paul R Jung, SRA and Larry L Mansbach, N Address: 1583 21st Ave, San Francisco, CA 94122

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____ Client Name: Zacks, Freedman & Patterson
 E-Mail: _____ Address: _____

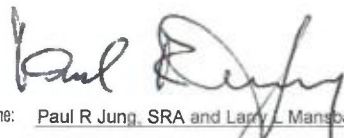
APPRAISER

Appraiser Name: Paul R Jung, SRA and Larry L Mansbach, MAI
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: 12/04/2018
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: 06/29/2016
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 11/21/2018

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

SIGNATURES



QUALIFICATIONS OF LAWRENCE L. MANSBACH, MAI

Lawrence L. Mansbach is an independent real estate appraiser and consultant and president of the firm of Mansbach Associates, Inc. Following is a brief resume of his background and experience:

EXPERIENCE

MANSBACH ASSOCIATES, INC.
President

San Francisco, CA

Mr. Mansbach is president of Mansbach Associates, Inc., a San Francisco-based real estate consultation, market research and valuation firm.

Mr. Mansbach has over 30 years of experience in the real estate consulting and appraisal field. His current focus is on arbitration and litigation support including expert witness testimony. He also provides a wide range of valuation services for purchase and sale activities, lending decisions, tax matters, and public sector functions.

Property types appraised include office, retail, apartment, industrial/R&D, hotel, condominium, vacant land and high end single family residences.

EDUCATION

1980-1982	University of California – Haas School of Business Master of Business Administration. Concentration in real estate and finance.	Berkeley, CA
1974-1976	University of Washington Master of Arts	Seattle, WA
1970-1974	University of California Bachelor of Arts – Highest Honors	Berkeley, CA

PROFESSIONAL

Member of the Appraisal Institute (MAI)
State of California- Certified General Real Estate Appraiser
California Real Estate Broker
California State Board of Equalization – Appraiser For Property Tax Purposes

EXPERT TESTIMONY

Qualified as an Expert in Superior Court – San Francisco, Santa Clara, Alameda, Contra Costa, Marin, and Napa.
United States Tax Court.
American Arbitration Association, JAMS, ADR Services.

CAREER HIGHLIGHTS

Recent accomplishments include:

- Arbitrated 400,000 square foot office lease transaction
- Arbitrated telecommunications lease in Contra Costa County
- Arbitrated ground lease for highest volume store of national supermarket chain
- Served as a consultant on largest private school tax-exempt Bond issues in San Francisco.
- Served as the consultant to the estate of Dean Martin for estate tax purposes.
- Represented client on property tax appeal of Bank of America World Headquarters.
- Served as appraiser on tax-exempt bond issue for Mission Bay development in San Francisco.
- Served as appraiser and consultant for expansion of the San Francisco State University campus
- Appraised General Dynamics campus in Mountain View
- Appraised Hunters Point Shipyard
- Appraised portions of Golden Gate National Recreation Area

Mr. Mansbach began his career as an analyst with the planning consulting firm of John M. Sanger and Associates in San Francisco. From 1977 to 1980, he was an economic development planner with the San Francisco Department of City Planning. He was the principal author of the Central Waterfront Plan which was an early precursor to the Mission Bay development. During the 1980's, Mr. Mansbach worked at the real estate appraisal and consulting firm of Mills-Carneghi, Inc., eventually becoming a partner.

Mr. Mansbach established his own firm, Mansbach Associates, Inc. in downtown San Francisco in 1990. He has worked with a variety of clients on valuation and consulting matters concerning property types ranging from vacant land to high rise office buildings. Mr. Mansbach also was associated with GMAC Commercial Mortgage Corp. in the late 1990's where he worked on the design of a technology/data base driven commercial appraisal product.

Mr. Mansbach has been a guest lecturer at classes at the University of California, Berkeley and Golden Gate University in San Francisco. He has been quoted on real estate matters in the San Francisco Chronicle and Examiner, and has published in the Northern California Real Estate Journal. He was also interviewed on KCBS radio. Speaking engagements include the Annual Conference of the Northern California Chapter of the Appraisal Institute, the Society of Municipal Analysts, and the Tax Section of the California State Bar. Mr. Mansbach has addressed various municipal government bodies in the Bay Area as well as the Moody's and Standard and Poor's rating agencies. He also served as the chair of the Experience Review Committee for the local chapter of the Appraisal Institute.

Mr. Mansbach is active in local community matters, particularly in school financing mechanisms. He devised a parcel tax strategy which generated a nearly \$3,000,000 windfall for a Bay Area school district.

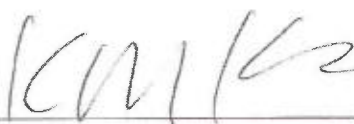
1 I, Kevin Kearney, declare as follows:

2 1. I am a principal of Kearney & O'Banion, Inc. Unless otherwise stated, I
3 have personal knowledge of the facts stated herein and, if called as a witness, could and
4 would testify competently thereto.

5 2. Attached hereto as **Exhibit A** is a true and correct copy of a report I
6 prepared in relation to 137 Clayton Street. I believe the contents of the report are true
7 and correct.

8 3. Also attached is a true and correct copy of my curriculum vitae.

9 I declare under penalty of perjury under the laws of the State of California that
10 the foregoing is true and correct, and that this was executed on December 6, 2018.

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14 Kevin Kearney

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EXHIBIT A

K E A R N E Y
& O' B A N I O N
I N C O R P O R A T E D

November 23rd, 2018
Mr. Ryan J. Patterson
Zacks, Freedman and Patterson, PC.
235 Montgomery Street
Suite 400, San Francisco, Ca. 94104

Dear Mr. Patterson,

I have been a general contractor since 1973, first in Baltimore Maryland where I renovated and restored the exterior facades of 18th and 19th century homes. Upon moving to California in 1975 and receiving a master's degree from the University of California at Davis in 1977, I was hired as an estimator for an architectural firm in San Francisco.

In 1980 I opened Kearney and O'Banion and began a 38 year career restoring, renovating and building period homes primarily San Francisco and the surrounding Bay Area. At one point my firm had one hundred plus employees and self-performed many building trades.

Additionally, during those years I have always been the primary estimator and owner of the firm.

Since 1990 I have been a construction expert giving my opinion on every phase of construction from personal liability to estimating the costs of construction in insurance losses as well as for construction defect cases and for planning reviews.

I have been declared an expert on all phases of construction, current cost analysis and code compliance with housing laws in 48 arbitrations and Superior court trials and acted an expert on hundreds of other cases.

In every case where I am tasked with estimating the current cost of construction I follow my own methodology which I utilized to bid competitively over my entire career as a builder. I have personally estimated over six hundred million dollars' worth of construction and was awarded contracts totally two hundred twenty million in construction contracts over 38 years.

My methodology is simple and very accurate. I develop a scope of work and/or am given a set of plans and a scope of work and then ask local non-union contractors to bid competitively on that scope of work. I usually estimate the demolition, carpentry, punch list, general conditions and overhead and profit myself. I rely on reputable sub-contractors with a known track record to estimate the other trades. I am however well versed enough in current construction costs that by doing a comparative analysis of other projects I am able to quickly come up with a reasonable projected construction cost in a compressed period of time.

That is exactly the methodology I utilized in estimating forward construction costs for 137 Clayton Street in San Francisco. I was able to analyze recent similarly sized projects where I had firm construction costs such as 2722 Folsom Street and 2699 24th Street, 874 28th Avenue in San Francisco, 1940 Redwood Hill Court in Santa Rosa, California, and 289 South Washington Street in Sonora, California, and projected the forward looking costs of the 137 Clayton Street project 18 months into the future since that is the anticipated start of construction, all the while keeping in mind that my cost estimate includes current market pricing caused by the October 2017 firestorms. The loss of over nine thousand structures last year has caused construction and insurance costs to have risen forty percent or more.

I have not factored in the potential loss of another ten thousand structures in both northern and southern California in the past month since those losses haven't affected the market yet, but certainly could in the near future.

Our estimate is for the means and methods commonly used to construct buildings of similar type in San Francisco.

Please find my current resume attached along with my cost estimate.

Sincerely,

A handwritten signature in black ink, appearing to read "KM Kearney". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Kevin M. Kearney
President of Kearney & O'Banion Inc.
405 East D Street
Suite G
Petaluma, California 94952

K E A R N E Y
& O ' B A N I O N
I N C O R P O R A T E D

Kevin M. Kearney

2121 3rd Street Suite 501, San Francisco, CA 94107

Tel: 415.819.1157 Kevin@kearneyobanion.com

SUMMARY OF EXPERIENCE

Mr. Kearney has over 40 years of construction and construction consulting experience. As the Founder/President of Kearney & O'Banion, Inc., Mr. Kearney has developed his business by specializing in the design-build, renovation and restoration of premier homes and commercial properties primarily in the San Francisco region and surrounding Bay Area. Under his direction, the business has grown exponentially and has generated revenues in excess of \$200 million. A very well-rounded businessman, he also is directly involved with all facets of the business by overseeing other duties such as marketing and sales efforts, developing and presenting proposals with cost estimates, contract negotiations, pre-construction consulting, and design and project management services.

Mr. Kearney's experience also extends to work off the construction site and in the courtroom, and has served as an Independent Expert Witness for over twenty years. He has provided expert testimony for both the plaintiff and the defense, and is knowledgeable in all facets of building construction, both commercial and residential. Specifically, his testimony has dealt with many complex topics including safety standards, specification deviation analysis, general construction defects, damage calculations and design remediation for cases pertaining to projects in the San Francisco Bay Area.

SIGNIFICANT VERDICTS

- 2017 Acted as an expert and testified in San Francisco Superior Court in CASE #CGC15-545655 Duncan / Mendoza vs. Anne Kihagi / Swain. Judge Chen (plaintiff)
- 2017 Acted as an expert and testified for the law firm of Robbins / Wood LLP in the case of ENA North Beach Inc. vs. 524 Union Street. San Francisco Superior Court case CGC-15-547922, Judge Ulmer. (defense)
- 2016 Acted as an expert witness and testified for law firm of Grunsky Law Group, Watsonville, California in the case of CSAA Insurance Company vs. Premier Restoration. San Francisco Superior Court, Judge Lynn O'Malley Taylor (plaintiff)
- 2016 Acted as legal expert and testified for the Hooshmand Law Group, San Francisco, California in the case of Bristol Hotel, 56 Mason Street. David Jaranillo vs. Balwantsinh Thakor San Francisco Superior Court, Judge Angela Broadstreet. (plaintiff)

- 2009 – 2010 Acted as an expert witness in a construction defect and cost analysis in the case of Sangiacomo vs. Cunningham: for the law firm of Archer Norris. [Judge Wiley: SF Superior Court]. (plaintiff)
- 1998 – 2000 Expert witness in Lombard Income Partners vs. Tenants Association in San Francisco. San Francisco Residential Rent Stabilization & Arbitration Board concerning the largest pass through of capital improvements for the law firm of Aune & Associates. (defense)

PROFESSIONAL EXPERIENCE

1980 – Present, Kearney & O'Banion, Inc.

President/RMO. Oversee the day to day operations of the general contracting firm. Coordinate and resolve issues which come up from time to time. Assist with the design and/or building of homes. Responsible for marketing, advertising, sales as well as estimating projects and project coordinator.

1990 – Present, Independent Expert Witness

Defense/Plaintiff Witness. Provides expert testimony in relation to all facets of building construction, both commercial and residential. General Class B construction defects, damage calculations and design remediation for cases pertaining to projects in the San Francisco Bay Area.

2001 – Present, Promia, Inc.

Member, Board of Directors. Serve on the Board of Directors for PROMIA, an established development firm and software provider for cyber security. Company specializes in providing solutions designed to support highly secure, reliable, scalable and interoperable business applications for large corporations. Current customers are the U.S. Navy, National Security Agency as well as a number of Fortune 500 companies.

2008 – 2009, Public Media Works, Inc. (PMW)

Member, Board of Directors. Serves on the Board of Directors for PMW. PMW is unique in the world of publicly traded companies operating in the diversified entertainment segment. Managed by a team of working filmmakers, entertainment industry professionals and seasoned technologists, the company brings together the golden age of film and the new age of the web by identifying untapped resources of talent and content and massaging those elements into professional entertainment products.

2012 – 2013, **Sugarmade, Inc. (SGMD)**

Member, Board of Directors a publicly traded treeless paper company distributed through major retailers throughout the United States.

2012 – 2017, **LEDCO**

CEO, Board of Directors a publicly traded company that distributed LED products.

EDUCATION

University of California, Davis, MFA, Magna Cum Laude, May 1977

Maryland Institute College of Art, Cum Laude, 1974

CA State Contractor's License Board:

B General Contractor's License #391928 (1980)

B General Contractor's License #657757 (1992)

CONSTRUCTION MANAGEMENT:

- 2013 Acted as construction manager for 701 Congo Street, San Francisco, CA for the 701 Congo LLC
- 2012 Acted as construction manager for General Hydroponics, Santa Rosa, CA
- 2012 Acted as construction manager at 729 Congo Street, San Francisco, CA for the 729 Congo LLC
- 2011 – 2015 Acting as construction manager for Redwood Hill Farm and Creamery, Sebastopol CA in the case of RWHF&C Inc. vs. One Sun, Inc. and Advanced Roofing: Sonoma County Superior Court.
- 2011 – 2016 Acting as the construction manager for TCC Union Square for the sidewalk restoration at 450 Post Street (a Gothic inspired 1924 era 15 story building clad in Terra Cotta) at 450 Post Street in downtown San Francisco
- 2011 – 2012 Acted as construction manager for Seascape Village in Novato, CA; a large condominium complex where we are replacing the original shingle siding with Hardi-Shingles.
- 2011 – 2016 Acted as construction manager for the Mandarin Tower HOA; a 16 story commercial/condominium complex in San Francisco's Chinatown

- 2011 – 2012 Acted as construction manager for the HOA at 1150 Lombard Street, San Francisco, CA
- 2010 Acted as construction manager for Saarman Construction; Leavenworth Street, San Francisco, CA
- 2009 - 2013 Acted as construction manager for the HOA at the 210-unit condominium complex at 101 Lombard Street, San Francisco, CA

TRIAL, ARBITRATION AND MEDIATION TESTIMONY:

- 2018 Acted as an expert and testified for Hooshmand Law Group in Pennypacker vs. Dennis Yuen Case; CGC – 16 – 555507 San Francisco, Superior Court Judge Anne Christine Massullo (plaintiff)
- 2018 Acted as an expert and testified for Arilaw LLP and testified in Yamen Eltawil vs. Thakor, et all. Case; CGC – 16 – 552571 San Francisco Superior Court Judge Gail Dekreon (plaintiff)
- 2018 Acted as an expert and testified for the Hooshmand Law Group in Troung vs. Wu case: CGC – 17 – 552571 San Francisco Superior Court Judge Ronald E. Quidachay (plaintiff)
- 2017 Acted as an expert and testified in San Francisco Superior Court in CASE #CGC15-545655 Dunchan / Mendoza vs. Anne Kihagi / Swain. Judge Chen (plaintiff)
- 2017 Acted as an expert and testified for the law firm of Robbins / Wood LLP in the case of ENA North Beach Inc. vs. 524 Union Street. San Francisco Superior Court case CGC-15-547922, Judge Ulmer. (defense)
- 2017 Testified in San Francisco Superior Court for Hooshmand Law Group in Reynolds vs. Lau with Judge James Robertson II (defense)
- 2016 Acted as an expert witness and testified for law firm of Grunsky Law Group, Watsonville, California in the case of CSAA Insurance Company vs. Premier Restoration. San Francisco Superior Court, Judge Lynn O’Malley Taylor. (plaintiff)
- 2016 Acted as legal expert and testified for the Hooshmand Law Group, San Francisco, California in the case of Bristol Hotel, 56 Mason Street. David Jaranillo vs. Balwantsinh Thakor San Francisco Superior Court, Judge Angela Broadstreet. (plaintiff)
- 2016 Acted as an expert witness and testified in Alameda County Court for Trinh Law Firm, San Jose, California in the case of D. B. Lin Construction vs. Wang et al, Judge McGuinness, HG15768198 (defense)

- 2016 Acted as an expert and testified at mediation for law firm of Goldstein, Gellman, Doyle vs. Fong: San Francisco Superior Court. (plaintiff)
- 2016 Acted as a legal expert and testified in court for law firm of Goldstein, Gellman, Doyle. Henderson vs. Karpfinger: San Francisco Superior Court, Judge Ulmer Case No CGC-15-546542. (plaintiff)
- 2016 Acted as a legal expert and testified at arbitration at Ashbury General Construction and Engineering and Kever Born vs. Chris Culp and Grove Street Investments; San Francisco Superior Court, Arbitrator Honorable Richard Silver (retired) case #1110018550 (defense)
- 2015 Acted as an expert and testified in San Francisco Superior Court, Judge Richard Ulmer Jr. for Anderson vs. Aquilina for Hooshmand Law Group. (plaintiff)
- 2015 Acted as an expert and testified in San Francisco Superior Court for the Hooshmand Law Group in Deaton [CGC-13-533822: Judge Peter Busch]. (plaintiff)
- 2015 Acted as an expert and testified in San Francisco Superior Court for the Hooshmand Law Group in Phillips Hotel [CGC-14-536744: Judge Richard Ulmer]. (plaintiff)
- 2015 Acted as an expert and testified in San Francisco Superior Court for the Hooshmand Law Group in Qualye Cases [CGC-14-542913, CGC-14-542997 and CGC-14-543055: Judge Lynn O'Malley Taylor]. (plaintiff)
- 2014 Cathedral Hill Appeal: acted as a legal expert and testified in San Francisco Superior Court for the law firm of Aune & Associates (defense)/(plaintiff)
- 2014 Acted as expert witness and testified for Hooshmand Law Group in lawsuit forcing California landlords to uphold the laws on affordable housing 2450 Octavia Street, Deaton Fire Case [San Francisco Superior Court: Judge Bush]. (plaintiff)
- 2013 – 2014 Acted as a legal expert and testified in San Francisco Superior Court at arbitration for Hooshmand Law Group in the case of Tenants v Balwantsenh 56 Mason, San Francisco Superior Court. (plaintiff)
- 2013 – 2014 Acted as a legal expert and testified at arbitration for the law firm of Goldstein, Gellman, Melbostad & McSparran LLP in the case of Galasco vs. McIlvenna 215 Kenwood Way, San Francisco Superior Court. (defense)
- 2013 Acted as the legal expert and testified at arbitration for the law firm of Abbey, Weitzenberg, Warren and Emery on the investigation of Fitch Mountain Elementary School vs Wright Construction: Sonoma Superior Court. (plaintiff)
- 2013 Acted as legal expert and testified in court in Monterey Superior Court in AMCO Insurance Company vs. Fancher Monterey, Inc dba Quizno's for the Cole Law Firm and Spiering, Swartz and Kennedy in the Alvarado Street Fire. Monterey, CA M8899. (plaintiff)

- 2013 – 2014 Acted as a legal expert and testified in San Francisco Superior Court for Hooshmand Law Group in the case of Tenants v Auburn Hotel, San Francisco Superior Court. (plaintiff)
- 2012 Acted as the legal expert and testified at arbitration for the law firm of Goldstein, Gellman, Melbostad, Harris and McSparran LLP in the case of Grady vs. Lanyadoo: San Francisco Superior Court. (defense)
- 2012 – 2013 Acted as the legal expert and testified at arbitration for the law firm of Sedgwick LLP in the case of Moody vs. Vincent Construction, San Francisco Superior Court. (defense)
- 2011 – 2012 Acted as a legal expert and testified at arbitration for the law firm of Freeman and Freeman in the case of Cheney vs. Pacific Mountain Partners: Sonoma County Superior Court. (plaintiff)
- 2011 – 2012 Acted as a legal expert and testified at mediation for the law firm of Freeman & Freeman in the construction defect case Miller v. Angel et al. CV-407944: Lake County Superior Court. (plaintiff)
- 2011 – 2012 Acted as a legal expert and testified at mediation for the law firm of Archer-Norris in the case of Olympus-Calistoga LLC v Taise Construction Corp #26-40553: Napa County Superior Court. (defense)
- 2011 – 2013 Acted as a legal expert and testified at arbitration for the law firm of Donald L. Lipmanson: Redwood Hill Farm and Creamery, Inc. vs. One Sun, Inc and Advanced Roofing, Sonoma County Superior Court. (plaintiff)
- 2011 – 2012 Acted as legal expert and testified at mediation for the law firm of Abbey, Weitzenberg, Warren and Emery in the Curtis Holding Co. vs. Carter Construction Company: Lake County Superior Court. (plaintiff)
- 2010 – 2011 Acted as legal expert and testified at mediation for the law firm of Abbey, Weitzenberg, Warren and Emery in the McCarty vs. Kingsborough Atlas Tree Surgery, Inc et al. Sonoma County Superior Court case no. SCV247187. (plaintiff)
- 2010 – 2011 Acting as an expert witness in a construction defect and cost analysis in the case of Cederwell/Barrager Matter for the law firm of Allen Matkins. [Judge Mason: SF Superior Court]. (plaintiff)
- 2009 – 2010 Acted as an expert witness and testified in court for a construction defect and cost analysis in the case of Sangiacomo vs Cunningham: for the law firm of Archer Norris. [Judge Wiley: San Francisco Superior Court]. (plaintiff)
- 2008 Acted as an expert witness and testified at mediation in construction defect and cost analysis in the case of Weinman vs. Handlen for the law firm of Robert Aune and Associates. [Mediator; Gary Ragghiani]. (plaintiff)

- 2008 Acted as an expert witness and testified in court for code enforcements in the case of Cathedral Hill Condominium Associates vs. Lisa Garber for the law firm of Aune & Associates [Judge John Stewart: San Francisco Superior Court]. (plaintiff)
- 2007 Acted as an expert witness and testified in court to develop a cost analysis in the case and trial of Sawicki vs. Degnan (Marin County Superior Court) for Joel Haverson Esq. (defense)
- 2006 Acted as an expert witness and testified at arbitration in construction defect and cost analysis for the law firm of Sedgwick, Detert, Moran & Arnold, LLP in the case of Saarman vs. Smiriga. (defense)
- 2004 Acted as an expert witness and testified in court for a construction defect and cost analysis case for the law firm of Maciel & Segovia in the law suit of Segovia vs. Bach CGC 04428834 [Judge Goldsmith: San Francisco Superior Court]. (plaintiff)
- 2000 – 2002 Acted as an expert witness and testified at arbitration in the case of Saal vs. Nonella Construction for the law firm of Aune & Associates. (plaintiff)
- 1998 – 2000 Acted as expert witness and testified at the San Francisco Rent Board in Lombard Income Partners vs. Tenants Association in San Francisco Rent Board hearing concerning pass through of capital improvements for the law firm of Aune & Associates. (defense)
- 1993 Investigated construction defects in a renovation of a home in Palo Alto, CA. Completed remedial work and acted as an expert witness and testified in court in the trial of Goldworth vs. Seito in San Mateo, CA [San Mateo Superior Court]. (plaintiff)
- 1992 Acted as expert witness and testified (San Francisco Superior Court) in the trial of Ali Ghanbarian vs. Doctor Winkie for the law firm of Robert DeVries, San Francisco, CA (defense).

LEGAL EXPERT CASES:

- 2018 Acted as an expert for the Hooshmand Law Group in the case of Xiao Zhen Wu vs. Karol Naverrette and Louis Hernandez case: CUD – 17 – 657946 San Francisco Superior Court Judge Ronald E. Quidachay
- 2016 Acted as an expert for the Hooshmand Law Group for the case of Reynolds vs. Lau
- 2016 Acted as an expert for the Hooshmand Law Group for the case of Torres vs. Xiang, 128 Bartlett, San Francisco, California
- 2016 Acted as a legal expert for Hooshmand Law Group for the case of Scott vs. Phillips, 1618 King Street, Santa Cruz, California

- 2015 Acted as expert for the law firm of Law Offices of Gene J. Goldsman, Santa Ana Boone v Hastings Sacramento
- 2015 Confidential Defense for the law firm of Rothschild, Wishek and Sands LLP
- 2014 – 2015 Acting as a legal expert for the law firm of Abbey, Weitzenberg, Warren and Emery, Hays v Total Concepts Construction
- 2014 Acting as a legal expert in a person injury case for the law firm of Joseph W. Campbell, Carpizo v KB Homes
- 2014 Acted as a legal expert for the law firm Clement, Fitzpatrick & Kenworthy in the Kosta matter
- 2014 Acted as a legal expert for the law firm Penney & Associates in the case of Wiseman personal injury, Marin County Superior Court
- 2013 I have acted as an expert on numerous tenant lawsuits for the Hooshmand Law Group:
- 2015 1219 El Camino Real, Burlingame, CA
258 38th Avenue, San Francisco, CA
56 Mason Street, San Francisco, CA (2nd case)
3875 Castro Valley Blvd
 - 2014 Civic Center Hotel, 20 12th Street, San Francisco, CA
445 O'Farrell Street, San Francisco, CA
710 Ellis Street, San Francisco, CA
3440 Redwood Court, Castro Valley, CA
3154 26th Street, San Francisco, CA
2440 Bryant Street, San Francisco, CA
500 Holloway Street, San Francisco, CA
1139 Market Street, San Francisco, CA
756 Valencia Street, San Francisco, CA
5825 Keith Avenue, San Francisco, CA
4240 Irving Street, San Francisco, CA
1443 Underwood Avenue, San Francisco, CA
3855 San Bruno Avenue, San Francisco, CA
Phillips Hotel, 22 Battery Street, San Francisco, CA
201-205 9th Street, San Francisco, CA
2311 32nd Avenue, San Francisco, CA
3562-3550 San Bruno Avenue, San Francisco, CA
1223 El Camino Real, Burlingame, CA
80 Pacheco Street, San Francisco, CA

- 2013 – 2014 Acted as a legal expert for the law firm Morris, Polich and Purdy and Wild, Carrey and Fife in the case of Pomo Indians vs Acco, San Francisco Superior Court
- 2013 Acted as a legal expert by the law firm of Ethan A. Gaubiger in the case of Phillips vs. Kenny: Sonoma County Superior Court. Also:
2014 – present Zibinsky matter
- 2011 – 2012 Acted as a legal expert for the law firm of Aune and Associates on the investigation of construction defects at 1150 Lombard Street, San Francisco, CA
- 2011 – 2012 Acted as a legal expert for the law firm of Abbey, Weitzenberg, Warren and Emery on the investigation of construction defects for the Green Valley Vista HOA, Sebastopol, CA
- 2011 – 2012 Acted as a legal expert for the law firm of Nardell Chitsaz & Associates on the construction defect case of Kuebler/Babler, Cloverdale, CA:
Sonoma County Superior Court
- 2011 – 2012 Acted as a legal expert for the law firm of Aune and Associated on the investigation of construction defects at 3326 California Street HOA, San Francisco, CA
- 2010 Acted as an expert for cost analysis for the Denmark Subdivision, Sonoma, CA for attorneys Matthew A. Crosby and Edward C. McDonald (defense)
- 2010 Acted as a legal expert on the TCC Union Square vs. Elks Building Association for the law firm of Aune & Associates that involved the restoration of the 3rd floor balcony (a Gothic inspired 1924 era 15 story building clad in Terra Cotta Francisco) at 450 Post Street in down San Francisco, CA
- 2010 – 2011 Acted as a legal expert in Smith vs. Metcalf for Danmeier Architects.
- 2010 Acted as an expert witness in the Keon vs Carlson matter
- 2009 – 2011 Acted as an expert witness in a construction defect and cost analysis in the case of Cederwell/Barrager (defense) Matter for the law firm of Reed Smith
- 2009 – 2011 Acted as an expert witness in a construction defect and cost analysis in the case of Baus matter for the law firm of Aune & Associates
- 2009 Acted as an expert witness in a construction defect and cost analysis in the case of Isabelle King for the law firm of John Sharp.
- 2009 – 2011 Acted as an expert witness in a construction defect and cost analysis in the case of Susan Baldini vs. 101 Lombard Street Condominium Association for the law firm of Aune & Associates. (defense)
- 2009 Acted as an expert witness in a construction defect and cost analysis in the case of Song vs. Bettencourt for the law firm of Clint Johnson and Associates.

- 2009 – 2010 Acted as an expert witness in a construction defect and cost analysis in the case of Botello vs. Progressive Builders for the architectural firm of Danmeier Architects
- 2008 Acted as an expert witness in construction defect in the case of Tilton vs. Coulter for the law firm of Gordon and Reese LLP (defense)
- 2007 Acted as an expert witness in cost analysis in the case of Peak Attraction vs. Bubba Gump Restaurants for the law firm of Daniel Crowley & Associates (defense)
- 2007 Acted as an expert witness in construction defect in the case of Mr. Jim Neidel vs. Mario Trejo for the law firm of Sheppard-Rosen Law Firm, LLP
- 2007 Acted as an expert witness in the construction defect case for the law firm of Sheppard/Rosen in the case of Awe vs. Spark Art, Inc.
- 2006 Acted as expert witness in construction defect case for the law offices of Joel D. Breier (defense)
- 2003 Acted as expert witness for the law firm of Davidovitz & Bennett in mediation of Teffeth vs. Flanagan
- 2003 Acted as expert witness in the case of Saal vs. Nonella Construction for Burnham & Brown, attorneys for the Saal's Insurance Company.
- 2001 Acted as expert witness for the law firm of Conner/Bak in the Remuda Partners mediation
- 1995 Acted as an expert witness at the Schooler arbitration for the law firm of Daron Tong in San Francisco, CA (defense)

K E A R N E Y
& O B A N I O N
I N C O R P O R A T E D

November 23rd, 2018
Mr. Ryan J. Patterson
Zacks, Freedman and Patterson, PC.
235 Montgomery Street
Suite 400, San Francisco, Ca. 94104

Re: 137 Clayton Street San Francisco, Ca. - Construction estimate based on walk through on 11/19/18 by KMK and drawings by per architectural plans provided by SLA Architects dated 10/29/18 pages A-2.0, A-2.1, A-2.2, A-2.3 and A-2.4 to comply with the Planning Commission's draft motion dated November 5th, 2018.

1. Obtain proper building permits from the SFDBI to complete the following scope of work.
2. Develop engineering and architectural drawings and permits.
3. Strip interior walls of the front façade down to the studs including the underside of front entrance. Attach ¾" plywood to three story interior of façade. Excavate and pour new footings for a three story Moment Frame out of structural steel. Attach the front façade and entry to the three story moment frame so that it can be salvaged in original condition. This work must be designed by a structural engineer and permitted. Allowance subject to final approved architectural and engineering plans.
4. Abate the lead paint and asbestos throughout rest of building prior to and during demolition.
5. Demolish and haul away the entire rest of the structure.
6. Excavate and pour a new foundation and stem walls including a seismic retrofit of foundation for front façade.
7. Frame the new building including adding seismic hardware and tying front existing façade into new building.
8. Roofing [flat roof], waterproofing decks and eyebrows and gutters and downspouts and sheet metal.
9. Sprinkler plans and installation throughout.
10. Plumbing for three kitchens and 6 baths and gas throughout units
11. Electrical: Provide 3 phase 400 amps service and 3 125 amp subpanels and one house panel. Wire building and provide lighting.
12. Structural steel allowance
13. Exterior Doors and Windows [Sierra Pacific]
14. Interior trim, interior doors, window and door casing, base board
15. Insulation
16. Cabinets and countertops 3 kitchen and 6 bathrooms
17. Appliances [GE and above average appliances]
18. HVAC three separate forced air systems and sheet metal for hoods and bath fans

19. Drywall Level 5
20. Exterior siding to match front façade.
21. Interior Tile
22. Interior painting
23. Exterior painting
24. Interior staircase
25. Rear stairs and decks
26. Interior Hardwood: Quarter sawn oak and carpeting in bedrooms
27. Pick-up carpentry and miscellaneous labor

Allowances subject to final approved plans

1. Permit and plan check allowance.	\$65,000.00
2. Engineering and architectural fees allowance	\$375,000.00
3. Shoring and salvaging front façade allowance	\$125,000.00
4. Lead paint and asbestos abatement & demolition including protocols	\$24,000.00
5. Demolition and removal of balance of building.	\$85,000.00
6. Excavation and new foundation for entire existing and new structure	\$375,000.00
7. Framing and seismic hardware installation	\$385,000.00
8. Roofing, waterproofing, sheet metal, gutter and downspouts allowance	\$35,000.00
9. Sprinkler plans and installation. Assumes 80 heads and 20K water meter	\$85,000.00
10. Plumbing including a fixture allowance of 45,000.00 and gas	\$225,000.00
11. Electrical including fixtures	\$235,000.00
12. Structural Steel	\$95,000.00
13. Exterior Doors and windows	\$110,000.00
14. Interior trim including doors	\$175,000.00
15. Insulation: spray foam and batts as required	\$36,000.00
16. Cabinets and countertops	\$138,000.00
17. Appliances	\$65,000.00
18. HVAC	\$115,000.00
19. Drywall	84,500.00
20. Exterior Hardi siding and trim to match existing	\$295,000.00
21. Interior tile [six bathrooms]	\$58,000.00
22. Interior Painting	\$75,000.00
23. Exterior painting	\$53,000.00
24. Interior staircase	\$120,000.00
25. Rear stairs and three story decks	\$90,000.00
26. Interior hardwood and carpets	\$95,000.00
27. Pick-up carpentry and miscellaneous labor	\$60,000.00
28. Subtotal	\$3,678,500.00

29. General Conditions

Project management 2560 hours @ \$175 per hour: \$448,000

Dumpsters: 40 @ \$750: \$30,000

General labor: traffic control, unload trucks etc. 1970 hours @ \$67.50 per hour:
\$132,975.00

General materials and tool rentals: \$25,000

Street space permits allowance: \$10,000	
Port-o-potty and office rental and internet 18 months @ 1500: \$27,000	
Subtotal	540,132.00
10% over head	\$421,863.20
8% profit	\$371,239.62
2% Liability Insurance	\$100,234.70
Total	\$5,111,969.52

Note: Construction of this type of building in San Francisco currently costs between \$1,000 and \$1,500 per square foot depending upon many factors and design criteria. This estimate anticipates a cost of \$5,111,969.52 which is \$1,278.00 per square foot including soft costs, which is based on maximizing the square footage allowed and is within the expected range.



Kevin M. Kearney
President Kearney and O'Banion Inc



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 15, 2018

CONTINUED FROM: SEPTEMBER 13, 2018

Date: November 5, 2018
Case No.: 2015-018150CUA
Project Address: 137 CLAYTON STREET
Zoning: RH-3 (Residential, House - Three-Family)
40-X Height and Bulk District
Block/Lot: 1194 / 006
Project Sponsor: Jeremy Schaub, Schaub Ly Architects
1360 9th Avenue
San Francisco, CA 94122
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 TO CONSTRUCT ADDITIONS TO AN EXISTING TWO-STORY, SINGLE-FAMILY DWELLING RESULTING IN A NEW 3-UNIT BUILDING WITHIN THE RH-3 (RESIDENTIAL, HOUSE – THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 1, 2016, Jeremy Schaub (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing two-story, single-family dwelling and construct a new four-story, 3-unit building (hereinafter “Project”) within the RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height and Bulk District.

On June 26, 2016, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 Categorical Exemption under CEQA, as described in the determination contained in the Planning Department files for this Project. During the CEQA review, it was determined that the subject building is not a historic resource.

On November 3, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-018150CUA. The Commission moved an intent to disapprove the project on the basis that the proposed demolition of the existing building and construction of a 4-story, three-unit replacement building did not meet the objectives of the General Plan. After hearing and closing public comment, the Commission indicated its intent to disapprove the project and continued the item to December 1, 2016, to allow Planning staff an opportunity to prepare a draft motion of disapproval.

On December 1, 2016, the Commission further continued Conditional Use Application No. 2015-018150CUA, to a hearing on February 9, 2017.

On February 9, 2017, the project sponsor requested an indefinite continuance of Conditional Use Application No. 2015-018150CUA.

On September 13, 2018, the Commission reconsidered the original proposal and continued the item to November 15, 2018, directing the project sponsor to return with a modified project that would retain the existing façade of the building.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-018150CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Clayton Street, between Grove Street and Hayes Street, Lot 006 in Assessor's Block 1194. The property is located within the RH-3 (Residential, House – Three-Family) District and a 40-X Height and Bulk District. The subject property has approximately 25 feet of frontage on Clayton Street and is approximately 112.5 feet deep. The property is mostly flat and is currently occupied by a two-story, single-family dwelling constructed circa 1908, which covers approximately 42% of the lot.
3. **Surrounding Properties and Neighborhood.** The project site is located midblock between Grove Street and Hayes Street in the Haight Ashbury neighborhood, north of the Panhandle and south of the University of San Francisco campus. The subject site is located in an RH-3 District and is surrounded primarily by two- and three-family dwellings ranging in height from three to four stories. Immediately adjacent to the subject property to the north is a three-and-a-half story, three-family dwelling and immediately to the south, at the northwest corner of Clayton Street and Hayes Street, is a three-story, 4-unit residential building. Also directly south of the subject property is the Asian American Recovery Services outpatient facility located in adjacent one- and two-story buildings fronting onto Hayes Street. Directly across the street are a three-story, single-family dwelling and a four-story, six-unit residential building. Immediately behind and to the west of the subject property is the New Traditions Elementary School. While the portion of Grove Street near the subject property is within the RM-1 (Residential – Mixed, Low-Density) District, the majority of the surrounding neighborhood is within the RH-3 (Residential, House – Three-

Family) District. The subject property is also within .25-miles of stops for the 7X – Noriega Express, 21 – Hayes, and 43 – Masonic MUNI transit lines.

4. **Project Description.** The project proposed by the project sponsor included the demolition of the existing two-story, single-family dwelling and the construction of a four-story, 40-foot tall, three-family residential building. Located on separate floors, the three units would range in size from approximately 1,220 square feet to 1,411 square feet and would each have three bedrooms and two bathrooms. Three independently accessible off-street parking spaces and three Class 1 bicycle parking spaces, one for each unit, are proposed in the garage on the ground floor.

The modified project approved by the Commission would require the retention of the front façade of the existing building and would permit the partial demolition and reconstruction of the rear portion of the building, as well as a vertical addition, in order to allow for a total of three dwelling units. Bicycle parking spaces would be provided in lieu of off-street vehicular parking spaces.

The project is not seeking any exceptions or variances from the Planning Code. The proposal requires neighborhood notification, pursuant to Section 311 of the Planning Code, which was conducted in conjunction with the Conditional Use Authorization process.

5. **Public Comment.** The Department received neighborhood opposition to the project, in the form of emails leading up to and during public comment at the November 3, 2016. The opposition has been based primarily on the demolition of a seemingly sound building with a significant degree of architectural integrity. A tenant of the subject building also spoke in opposition to the project at the November 3, 2016, hearing, on the basis that she did not receive adequate notice from her landlord and property owner that the building was proposed to be demolished. That tenant has since vacated the premises voluntarily, and the building is now vacant.

In advance of the November 15, 2018, hearing, the Department had received several emails in opposition to the proposed demolition of the existing building, on the basis that it appears to be a structurally sound building with a significant degree of architectural integrity.

6. **Planning Code Compliance:** The Commission finds that the Project, as modified, is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition – Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-3 Zoning District. This Code Section establishes criteria that Planning Commission shall consider in the review of applications for Residential Demolition.

The project, as modified, would be considered tantamount to demolition pursuant to Planning Code Section 317 and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.

- B. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

The subject property abuts along its south side lot line a lot that fronts another street, which for the purposes of calculating the required front setback, is disregarded. The required setback for the subject lot is therefore equal to the front setback of the adjacent building on the north side, which is approximately 1.5 feet. The existing front façade, which is to be retained in the project, as modified, is set back approximately 1.5 from the front lot line. The existing front bay windows project approximately 1.5 feet into the required front setback. These bay windows meet the requirements of Planning Code Section 136(c), which regulates permitted obstructions into yards and over streets.

- C. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-3 Zoning Districts. Planning Code Section 134(c)(1) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings. In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street or alley.

The subject property is approximately 112.5 feet in depth and therefore the 45 percent requirement is 50.6 feet. The subject property abuts along its south lot line a building that fronts another street (Hayes Street), therefore, that lot is disregarded in the consideration of a reduction in the rear yard requirement. The subject property abuts along its north lot line a building with a rear yard setback of approximately 38.6 feet. Accordingly, the project, as modified, will provide a matching rear yard of approximately 38.6 feet which complies with the rear yard requirement of the Planning Code. Pursuant to Planning Code Section 136(c)(35), the project, as modified, may include a one-story structure projecting up to 12 feet into the required rear yard, or a two-story structure projecting up to 12 feet into the required rear yard, provided that it is no closer than five feet to any interior side lot line.

- D. **Useable Open Space.** Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or a total of 400 square feet of common usable open space.

The Project, as modified, contains three dwelling units. Each unit will have access to common open space in the rear yard in an amount which exceeds the minimum required by Section 135 of the Planning Code.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

The three dwelling units in the project, as modified, will have direct exposure onto the public street or Code-complying rear yard.

- F. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

The Project, as modified, would not provide off-street vehicular parking.

- G. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit and a maximum of 150 percent of the required number of spaces where three or more spaces are required.

The Project, as modified, would not provide off-street vehicular parking. Pursuant to Planning Code Section 150(e), the required off-street vehicular parking would be replaced by the provision of bicycle parking spaces.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The project requires three Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The project, as modified, will provide three Class 1 bicycle parking spaces.

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in RH-3 Zoning Districts, height is measured at the center of the building starting from curb to a point 40 feet high at the required front setback.

The existing building has a height of approximately 26.5 feet, as measured from curb to the midpoint of its pitched roof. The project, as modified, will measure a maximum of 40 feet in height.

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project, as modified, will create two additional dwelling units on the site. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project, as modified, does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

Despite the fact that the project, as modified, would be considered tantamount to a demolition of the existing building, it is considered to be necessary and desirable given the increase in the number of dwelling units. The project, as modified, would retain the well-preserved Edwardian façade and would result in a modified building containing a total of three dwelling units. The siting of the building, as modified, will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The existing massing at the street front is appropriate given the context of the immediate neighborhood and any additions to the modified building will be entirely within the buildable area as prescribed by the Planning Code and Residential Design Guidelines.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The project, as modified, will provide three required Class 1 bicycle parking spaces in lieu of the required off-street vehicular parking spaces.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the project is residential in nature, unlike commercial or industrial uses, the residential uses are not expected to produce noxious or offensive emissions.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The landscaping, usable open spaces, parking area and lighting of the building, as modified, would be compatible with the surrounding neighborhood.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project, as modified, complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Residential District.

The proposed project, as modified, is consistent with the stated purpose of RH-3 Districts which are devoted to one-family, two-family and three-family houses that are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Additionally, the project, as modified, is in conformance with the Planning Code requirements for dwellings in RH-3 Zoning District.

8. **Dwelling Unit Removal.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing code violations;

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations. Until recently, the subject property has been occupied and no evidence has been provided to suggest that the building is not structurally unsound.

- iii. Whether the property is an "historical resource" under CEQA;

Although the existing building is more than 50 years old, a review of supplemental information resulted in a determination that the property is not an historical resource.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The structure is not an historical resource and although the project, as modified, would be considered tantamount to demolition, will not have a substantial adverse impact.

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

The existing single-family dwelling was being rented until December, 2017 and is currently vacant. The project, as proposed by the project sponsor, included one owner-occupied unit and two new rental dwelling units.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The existing single family dwelling was being rented until December, 2017 and is currently vacant. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the project, as modified, proposes what would be considered tantamount to the demolition of an existing dwelling, the alteration project will result in three family-sized dwellings, containing more habitable square feet and bedrooms.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The project, as modified, conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing three family-sized dwellings that are consistent with the RH-3 Zoning District.

- ix. Whether the Project protects the relative affordability of existing housing;

The project, as modified, removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. However, the project, as modified, also results in two additional units, greater habitable floor area, and more bedrooms that contribute positively to the City's housing stock.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The project, as modified, is not subject to the provisions of Planning Code Section 415, as the project proposes fewer than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The project, as modified, will be designed to be in keeping with the scale and development pattern of the established neighborhood character.

- xii. Whether the project increases the number of family-sized units on-site;

The project, as modified, will provide enhanced opportunities for family-sized housing on-site by constructing three family-sized dwelling units whereas the property currently contains only one family-sized dwelling.

- xiii. Whether the Project creates new supportive housing;

The project, as modified, does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character with a traditional design.

- xv. Whether the Project increases the number of on-site dwelling units;

The project, as modified, would add two additional dwelling units to the site.

- xvi. Whether the Project increases the number of on-site bedrooms.

The existing dwelling contains four bedrooms. The project, as modified, will result in a net increase in the number of bedrooms.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and,

The project, as modified, will maximize the allowed density on-site by providing three dwelling units.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new dwelling units of a similar size and with the same number of bedrooms.

The existing single-family dwelling will be replaced by three slightly smaller dwelling units that may fewer bedrooms in each, but cumulatively would add additional bedrooms to the subject property. The single-family dwelling is subject to the Rent Stabilization and Arbitration Ordinance. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and the Rent Board is authorized to determine which specific controls apply to a building or property.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:

Preserve “naturally affordable” housing types, such as smaller and older ownership units.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO’S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related topography.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The project, as originally proposed, would have demolished a seemingly sound residential structure containing a four-bedroom single-family dwelling. The project, as modified, will retain the existing front façade of the building and will result in a net increase of family-sized dwelling units.

The existing single-family dwelling is currently vacant and is subject to the Rent Stabilization and Arbitration Ordinance. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction

controls, price controls, and other controls, and the Rent Board is authorized to determine which specific controls apply to a building or property.

The project, as modified, will conform to the Residential Design Guidelines in terms of material, scale, proportions and massing for the surrounding neighborhood, while maintaining general compliance with the requirements of the Planning Code. The project, as modified, will reinforce the existing street pattern as the building's front façade would be retained.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project, as modified, is compatible with the existing housing and neighborhood character of the immediate vicinity. The project proposes a height and scale compatible with the adjacent neighbors and is consistent with the Planning Code, while providing three family-sized dwellings.

C. That the City's supply of affordable housing be preserved and enhanced,

The proposed three-family dwelling adds appropriately scaled and family-sized units to the city's housing stock.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project, as modified, meets the density, off-street parking and bicycle parking requirements of the Planning Code and is therefore not anticipated to impede transit service or overburden our streets with neighborhood parking.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project, as modified, will not displace any service or industry establishment. The future ownership of industrial or service sector businesses will not be affected by this project.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project, as modified, will be designed and constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project, as modified, will have no negative impact on existing parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The replacement of a single-family dwelling with a three-unit building is consistent with the Mayor's Executive Directive aimed at delivering at least 5,000 units of new or rehabilitated housing every year for the foreseeable future.
13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-018150CUA** subject to the following conditions attached hereto as "EXHIBIT A".

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 No. XXXXX. 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. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on November 15, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 15, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to partially demolish all but the front façade of the two-story single-family dwelling located at 137 Clayton Street, Lot 006 in Assessor's Block 1194, within the RH-3 District and a 40-X Height and Bulk District, and construct rear horizontal and vertical additions to add two new dwelling units to the building, pursuant to Planning Code Sections 303 and 317(d) for Case No. 2015-018150CUA and subject to conditions of approval reviewed and approved by the Commission on November 15, 2018 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 15, 2018 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Massing and Design.** The Project Sponsor shall submit to the Planning Department for approval a revised project design meeting the following requirements:

- a. The front façade of the existing building shall be retained in its entirety and shall not be relocated vertically or horizontally and shall not be modified by the inclusion of a garage door;
- b. Horizontal rear additions and/or a vertical addition to the existing building, may be incorporated, consistent with the Residential Design Guidelines;
- c. The revised project shall include a total of three (3) separate residential units, each with at least two (2) bedrooms.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than three (3) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Off-Street Parking.** Pursuant to Planning Code Section 150(e), the Project shall provide three (3) Class 1 bicycle parking spaces in lieu of off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

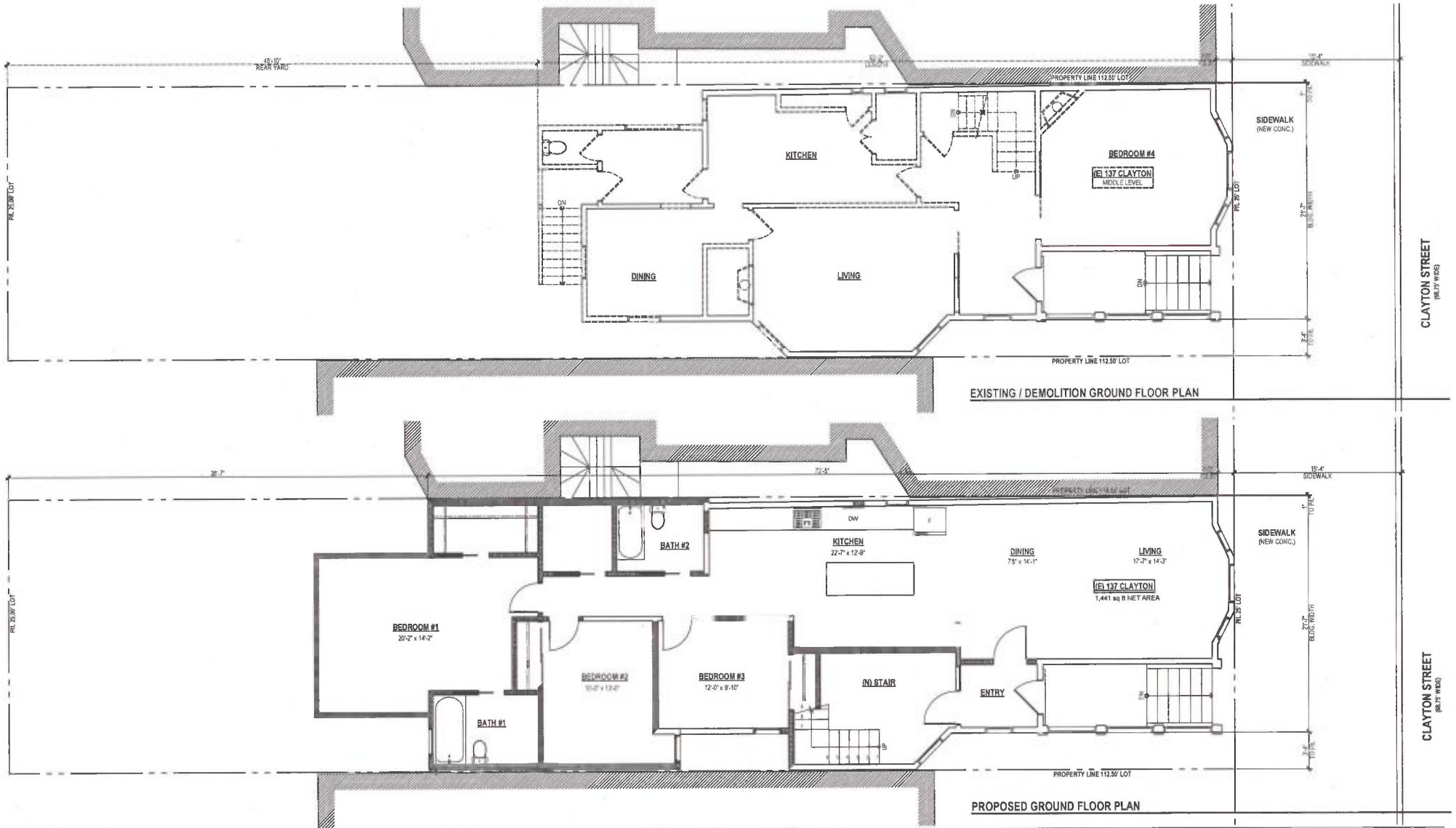
For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

12. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
13. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

14. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
15. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>



SILA
 SCHAUB LY
 ARCHITECTS

SCHAUB LY
 ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060

**VERTICAL & HORIZONTAL ADDITION TO SINGLE FAMILY DWELLING
 FOR TWO NEW UNITS**
 137 CLAYTON STREET
 BLOCK 1194, LOT 006
 SAN FRANCISCO, CA 94117

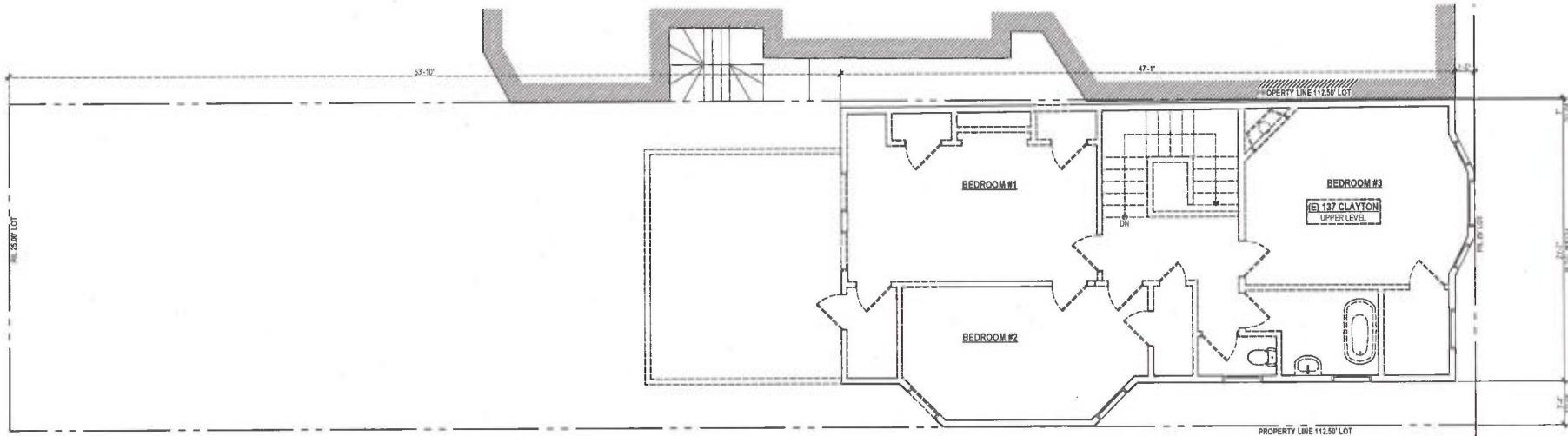
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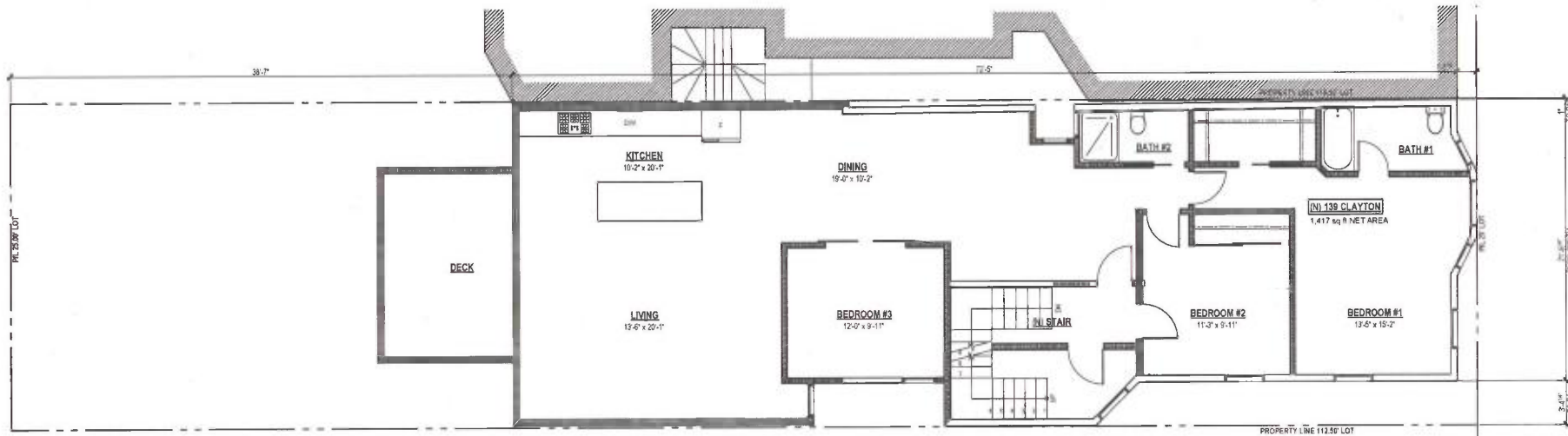
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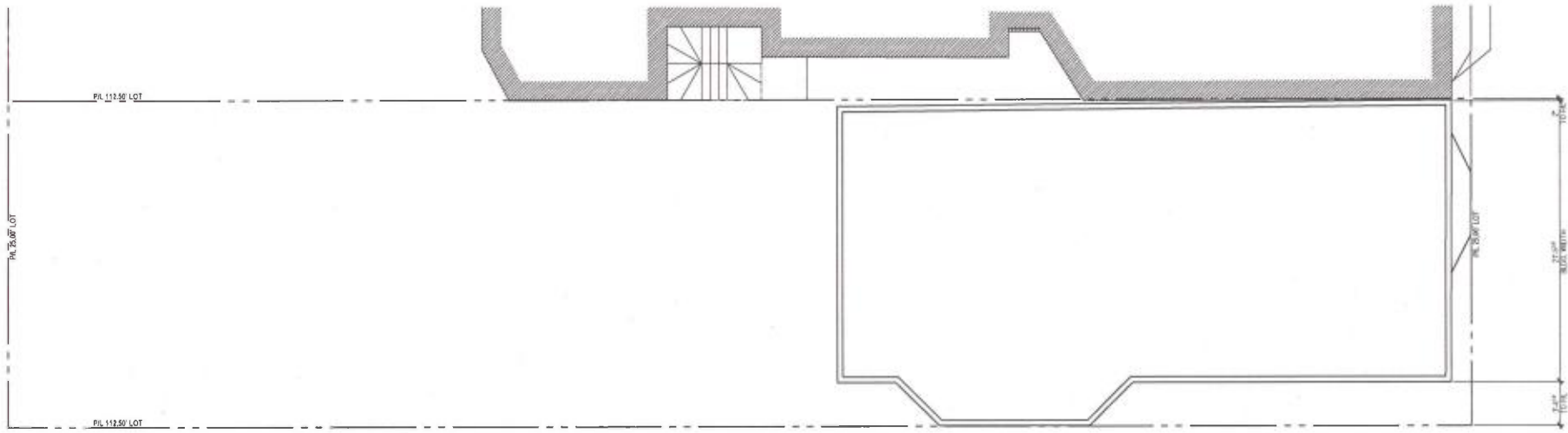
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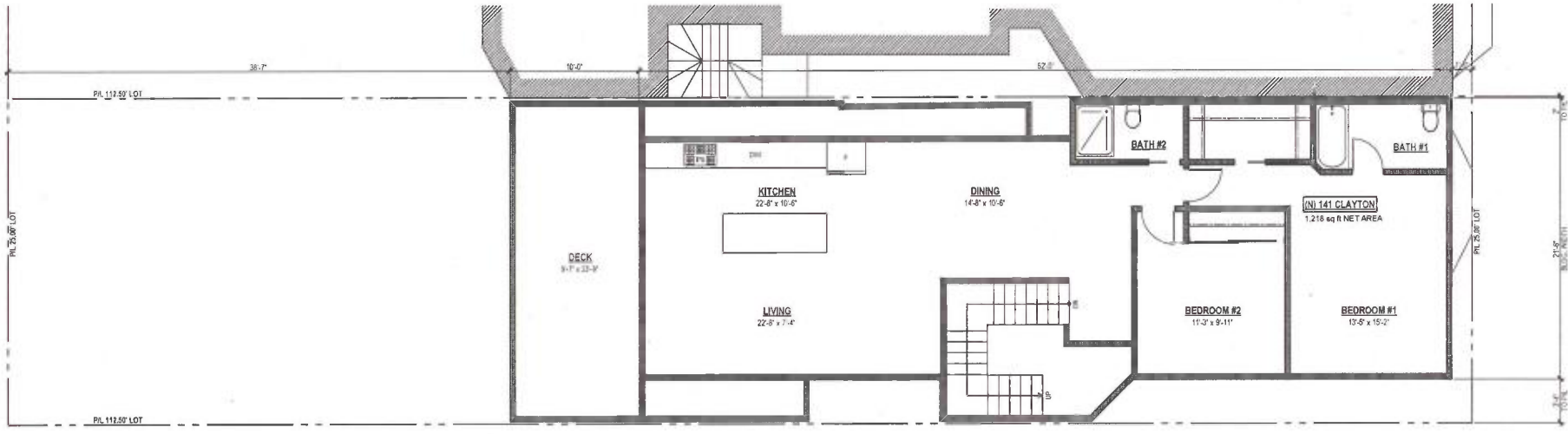
EXISTING / DEMOLITION SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



(E) ROOF PLAN



PROPOSED THIRD FLOOR PLAN

SILA
 SCHAUB LY
 ARCHITECTS

SCHAUB LY
 ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060

**VERTICAL & HORIZONTAL ADDITION TO SINGLE FAMILY DWELLING
 FOR TWO NEW UNITS**
137 CLAYTON STREET
 BLOCK 1194, LOT 006
 SAN FRANCISCO, CA 94117

EXISTING ROOF & PROPOSED THIRD FLOOR PLANS

SCALE:

10/29/18 DRAFT

J.S.

A-2.3



San Francisco
Water
Power
Sewer

SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
7942500000

Website Address
www.sfwater.org

Service Address:
137 Clayton St

Questions?
Please call us at 415-551-3000

Customer Name:
Williams, Matthew

Bill Date: 11/15/2018
Auto Pay to settle on or after: 11/30/2018
Total Amount: \$13.28

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

As of Sept 2017, single family customers with three or more days of continuous water use will be notified by letter, email, phone and text. Nonstop water use may mean there is a leak. Fixing leaks saves water, and that means money on your bill.

My Account is even better! Make secure payments, view your water usage data or go paperless with a single sign on. Seamless and secure - manage your account at myaccount.sfwater.org.

Summary of Charges as of 11/15/2018

Previous Balance	\$13.28	
11/01/18 Payment	-13.28	
Total Previous Balance		\$0.00
Current Charges - See Below	\$13.28	
Total Current Charges		\$13.28
Total Amount Due		\$13.28

Calculation of Current Charges

Water Service - Residential Single Family	\$12.30
Service from 10/17/2018 to 11/14/2018	
Water Service Charge	12.30
Sewer Services	\$0.98
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.00 (0.00 units X 88%)	
Service from 10/17/2018 to 11/14/2018	
Wastewater Service Charge	0.98
Current Charges	\$13.28

Meter Reading 10/16/2018 - 11/14/2018

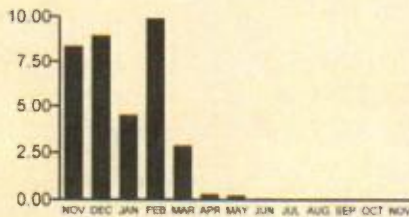
Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	960.26	960.26	0.00

Total consumption in units of water 0.00
Total consumption in gallons of water 0

Next scheduled meter reading on or about 12/14/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	29	0	0	\$0.45
Last Year	29	6208	214	\$5.68



SAN FRANCISCO WATER, POWER AND SEWER
 Services of the San Francisco Public Utilities Commission

Payment Remittance Address
 P.O. Box 7369
 San Francisco, CA 94120-7369

Account Number:
 7942500000

Bill Date: 10/16/2018
Auto Pay to settle on or after: 10/31/2018
Total Amount: \$13.28

San Francisco
Water
Power
Sewer

Website Address
 www.sfwater.org

Service Address:
 137 Clayton St

Questions?
 Please call us at 415-551-3000

Customer Name:
 Williams, Matthew

Effective July 1, 2018, your water and sewer rates will increase to pay for continuing seismic improvements and critical upgrades to our systems. Learn more about these rate changes at sfwater.org/rates. Log in to myaccount.sfwater.org to see your daily water use and pay your bills online.

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

As of Sept 2017, single family customers with three or more days of continuous water use will be notified by letter, email, phone and text. Nonstop water use may mean there is a leak. Fixing leaks saves water, and that means money on your bill.

Summary of Charges as of 10/16/2018

Previous Balance	\$13.28	
10/03/18 Payment	-13.28	
Total Previous Balance		\$0.00
Current Charges - See Below	\$13.28	
Total Current Charges		\$13.28
Total Amount Due		\$13.28

Calculation of Current Charges

Water Service - Residential Single Family	\$12.30
Service from 09/18/2018 to 10/16/2018	
Water Service Charge	12.30
Sewer Services	\$0.98
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.00 (0.00 units X 88%)	
Service from 09/18/2018 to 10/16/2018	
Wastewater Service Charge	0.98
Current Charges	\$13.28

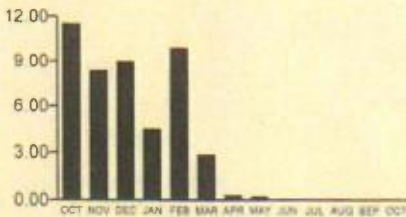
Meter Reading 09/17/2018 - 10/16/2018

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	960.26	960.26	0.00
Total consumption in units of water				0.00
Total consumption in gallons of water				0

Next scheduled meter reading on or about 11/15/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	29	0	0	\$0.45
Last Year	32	8579	268	\$7.08

Please see reverse side for important information.



San Francisco
**Water
Power
Sewer**

SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
7942500000

Bill Date: 09/17/2018
Auto Pay to settle on or after: 10/02/2018
Total Amount: \$13.28

Website Address
www.sfwater.org

Service Address:
137 Clayton St

Questions?
Please call us at 415-551-3000

Customer Name:
Williams, Matthew

Handwritten signature: M Williams

Effective July 1, 2018, your water and sewer rates will increase to pay for continuing seismic improvements and critical upgrades to our systems. Learn more about these rate changes at sfwater.org/rates. Log in to myaccount.sfwater.org to see your daily water use and pay your bills online.

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

As of Sept 2017, single family customers with three or more days of continuous water use will be notified by letter, email, phone and text. Nonstop water use may mean there is a leak. Fixing leaks saves water, and that means money on your bill.

Summary of Charges as of 09/17/2018

Previous Balance	\$13.48	
08/31/18 Payment	-13.48	
Total Previous Balance		\$0.00
Current Charges - See Below	\$13.28	
Total Current Charges		\$13.28
Total Amount Due		\$13.28

Calculation of Current Charges

Water Service - Residential Single Family	\$12.30
Service from 08/14/2018 to 09/17/2018	
Water Service Charge	12.30
Sewer Services	\$0.98
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.00 (0.00 units X 88%)	
Service from 08/14/2018 to 09/17/2018	
Wastewater Service Charge	0.98
Current Charges	\$13.28

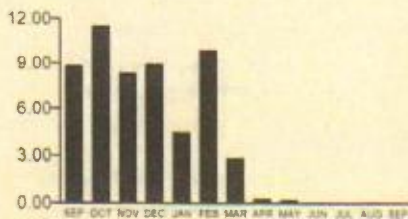
Meter Reading 08/13/2018 - 09/17/2018

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	960.26	960.26	0.00
Total consumption in units of water				0.00
Total consumption in gallons of water				0

Next scheduled meter reading on or about 10/16/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	35	0	0	\$0.37
Last Year	31	6582	212	\$5.63



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Sewer

SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
7942500000

Bill Date: 08/15/2018
Auto Pay to settle on or after: 08/30/2018
Total Amount: \$13.48

Website Address
www.sfwater.org

Service Address:
137 Clayton St

Questions?
Please call us at 415-551-3000

Customer Name:
Williams, Matthew

Effective July 1, 2018, your water and sewer rates will increase to pay for continuing seismic improvements and critical upgrades to our systems. Learn more about these rate changes at sfwater.org/rates. Log in to myaccount.sfwater.org to see your daily water use and pay your bills online.

Your current water charge includes \$0.02 for costs attributable to water rate increases resulting from the issuance of Water System Improvement Revenue Bonds authorized by the voters in 2002. An owner of a residential rental unit, subject to San Francisco's rent control ordinance, may pass through 50% of this cost to tenants.

For more information, contact the SF Rent Board at 25 Van Ness Ave, Suite 320, by phone at (415) 252-4602 or www.sfgov.org/rentboard.

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

Summary of Charges as of 08/15/2018

Previous Balance	\$12.50	
08/02/18 Payment	-12.50	
Total Previous Balance		\$0.00
Current Charges - See Below	\$13.48	
Total Current Charges		\$13.48
Total Amount Due		\$13.48

Calculation of Current Charges

Water Service - Residential Single Family	\$12.37
Service from 07/18/2018 to 08/13/2018	
Water Service Charge	12.30
Tier 1 - Water Consumption Charge 0.01 units @ \$7.10	0.07
Sewer Services	\$1.11
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.01 (0.01 units X 88%)	
Service from 07/18/2018 to 08/13/2018	
Wastewater Service Charge	0.98
Wastewater Charge 0.01 units @ \$13.06	0.13
Current Charges	\$13.48

Meter Reading 07/17/2018 - 08/13/2018

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	960.25	960.26	0.01

Total consumption in units of water 0.01
Total consumption in gallons of water 7

Next scheduled meter reading on or about 09/17/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	27	7	0	\$0.49
Last Year	29	6230	214	\$5.70



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SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
7942500000

Bill Date: 07/17/2018
Auto Pay to settle on or after: 08/01/2018
Total Amount: \$12.50

Website Address
www.sfwater.org

Service Address:
137 Clayton St

Questions?
Please call us at 415-551-3000

Customer Name:
Williams, Matthew

Effective July 1, 2018, your water and sewer rates will increase to pay for continuing seismic improvements and critical upgrades to our systems. Learn more about these rate changes at sfwater.org/rates. Log in to myaccount.sfwater.org to see your daily water use and pay your bills online.

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

As of Sept 2017, single family customers with three or more days of continuous water use will be notified by letter, email, phone and text. Nonstop water use may mean there is a leak. Fixing leaks saves water, and that means money on your bill.

Summary of Charges as of 07/17/2018

Previous Balance	\$12.01
07/05/18 Payment	-12.01
Total Previous Balance	\$0.00
Current Charges - See Below	\$12.50
Total Current Charges	\$12.50
Total Amount Due	\$12.50

Calculation of Current Charges

Water Service - Residential Single Family	\$11.98
Service from 06/16/2018 to 07/17/2018	
Water Service Charge	11.98
Sewer Services	\$0.52
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.00 (0.00 units X 88%)	
Service from 06/16/2018 to 06/30/2018	
Service from 07/01/2018 to 07/17/2018	
Wastewater Service Charge	0.52
Current Charges	\$12.50

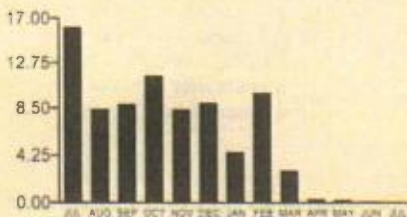
Meter Reading		06/15/2018 - 07/17/2018		
Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	960.25	960.25	0.00

Total consumption in units of water 0.00
Total consumption in gallons of water 0

Next scheduled meter reading on or about 08/15/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	32	0	0	\$0.39
Last Year	32	12035	376	\$9.57



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SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
7942500000

Bill Date: 06/18/2018
Auto Pay to settle on or after: 07/03/2018
Total Amount: \$12.01

Website Address
www.sfwater.org

Service Address:
137 Clayton St

Questions?
Please call us at 415-551-3000

Customer Name:
Williams, Matthew

Effective July 1, 2018, your water and sewer rates will increase to pay for continuing seismic improvements and critical upgrades to our systems. Learn more about these rate changes at sfwater.org/rates. Log in to myaccount.sfwater.org to see your daily water use and pay your bills online.

Your current water charge includes \$0.04 for costs attributable to water rate increases resulting from the issuance of Water System Improvement Revenue Bonds authorized by the voters in 2002. An owner of a residential rental unit, subject to San Francisco's rent control ordinance, may pass through 50% of this cost to tenants.

For more information, contact the SF Rent Board at 25 Van Ness Ave, Suite 320, by phone at (415) 252-4602 or www.sfgov.org/rentboard

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

Summary of Charges as of 06/18/2018

Previous Balance	\$14.77	
06/01/18 Payment	-14.77	
Total Previous Balance		\$0.00
Current Charges - See Below	\$12.01	
Total Current Charges		\$12.01
Total Amount Due		\$12.01

Calculation of Current Charges

Water Service - Residential Single Family	\$11.76
Service from 05/16/2018 to 06/15/2018	
Water Service Charge	11.63
Tier 1 - Water Consumption Charge 0.02 units @ \$6.42	0.13
Sewer Services	\$0.25
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.02 (0.02 units X 88%)	
Service from 05/16/2018 to 06/15/2018	
Tier 1 - Wastewater Charge 0.02 units @ \$12.40	0.25
Current Charges	\$12.01

Meter Reading 05/15/2018 - 06/15/2018

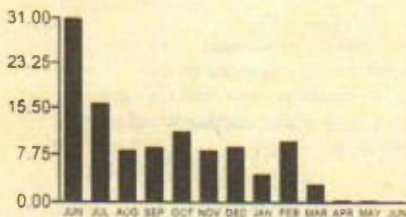
Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	960.23	960.25	0.02

Total consumption in units of water 0.02
Total consumption in gallons of water 14

Next scheduled meter reading on or about 07/17/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	31	14	0	\$0.38
Last Year	31	23023	742	\$18.16



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SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Website Address
www.sfwater.org

Questions?
Please call us at 415-551-3000

Account Number:
7942500000

Service Address:
137 Clayton St

Customer Name:
Williams, Matthew

Bill Date: 05/16/2018
Auto Pay to settle on or after: 05/31/2018
Total Amount: \$14.77

Effective July 1, 2018, your water and sewer rates will increase to pay for continuing seismic improvements and critical upgrades to our systems. Learn more about these rate changes at sfwater.org/rates. Log in to myaccount.sfwater.org to see your daily water use and pay your bills online.

Your current water charge includes \$0.40 for costs attributable to water rate increases resulting from the issuance of Water System Improvement Revenue Bonds authorized by the voters in 2002. An owner of a residential rental unit, subject to San Francisco's rent control ordinance, may pass through 50% of this cost to tenants.

For more information, contact the SF Rent Board at 25 Van Ness Ave, Suite 320, by phone at (415) 252-4602 or www.sfgov.org/rentboard

Effective May 2018, Residential-Single account customers may make CASH payments at participating 7-Eleven stores using the barcode printed on the bill stub.

Summary of Charges as of 05/16/2018

Previous Balance	\$15.97	
04/30/18 Payment	-15.97	
Total Previous Balance		\$0.00
Current Charges - See Below	\$14.77	
Total Current Charges		\$14.77
Total Amount Due		\$14.77

Calculation of Current Charges

Water Service - Residential Single Family	\$12.79
Service from 04/17/2018 to 05/15/2018	
Water Service Charge	11.63
Tier 1 - Water Consumption Charge 0.18 units @ \$6.42	1.16
Sewer Services	\$1.98
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.16 (0.18 units X 88%)	
Service from 04/17/2018 to 05/15/2018	
Tier 1 - Wastewater Charge 0.16 units @ \$12.40	1.98
Current Charges	\$14.77

Meter Reading 04/16/2018 - 05/15/2018

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	960.05	960.23	0.18

Total consumption in units of water 0.18
Total consumption in gallons of water 134

Next scheduled meter reading on or about 06/15/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	29	134	4	\$0.50
Last Year	31	8729	281	\$6.87



SAN FRANCISCO WATER, POWER AND SEWER
Services of the San Francisco Public Utilities Commission

Payment Remittance Address
P.O. Box 7369
San Francisco, CA 94120-7369

Account Number:
7942500000

Bill Date: 04/17/2018
Payment Due Date: 05/02/2018
Total Amount Due: \$15.97

San Francisco
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Website Address
www.sfwater.org

Service Address:
137 Clayton St

Questions?
Please call us at 415-551-3000

Customer Name:
Williams, Matthew

Your current water charge includes \$0.55 for costs attributable to water rate increases resulting from the issuance of Water System Improvement Revenue Bonds authorized by the voters in 2002. An owner of a residential rental unit, subject to San Francisco's rent control ordinance, may pass through 50% of this cost to tenants.

For more information, contact the SF Rent Board at 25 Van Ness Ave, Suite 320, by phone at (415) 252-4602 or www.sfgov.org/rentboard

As of Sept 2017, single family customers with three or more days of constant water use will be notified by letter, email, phone and text. Nonstop water use may mean there is a leak. Fixing leaks saves water, and that means money on your bill.

My Account is even better! Make secure payments, view your water usage data or go paperless with a single sign on. Seamless and secure - manage your account at myaccount.sfwater.org.

Summary of Charges as of 04/17/2018

Previous Balance	\$60.11
03/29/18 Payment	-60.11
Total Previous Balance	\$0.00
Current Charges - See Below	\$15.97
Total Current Charges	\$15.97
Total Amount Due	\$15.97

Calculation of Current Charges

Water Service - Residential Single Family	\$13.24
Service from 03/15/2018 to 04/16/2018	
Water Service Charge	11.63
Tier 1 - Water Consumption Charge 0.25 units @ \$6.42	1.61
Sewer Services	\$2.73
Single Family Residence	
88% Wastewater Flow Factor	
Total Discharge units 0.22 (0.25 units X 88%)	
Service from 03/15/2018 to 04/16/2018	
Tier 1 - Wastewater Charge 0.22 units @ \$12.40	2.73
Current Charges	\$15.97

Meter Reading 03/14/2018 - 04/16/2018

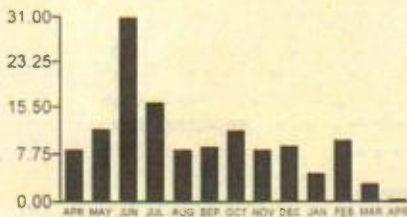
Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0022178212	5/8	959.80	960.05	0.25

Total consumption in units of water: 0.25
Total consumption in gallons of water: 187

Next scheduled meter reading on or about 05/15/2018

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	33	187	5	\$0.48
Last Year	30	6208	206	\$5.04

Handwritten notes:
4/27/18
Auto pay
5/5/18
4/27/18
4/27/18

Water conservation tips:
For more water conservation tips, information on rebates, and evaluation services, visit: www.sfwater.org/conservation
Water handscapes only. Adjust sprinklers when necessary to all br.

Received at CPC Hearing 12/6/18
C. May

Craig Harmer
110 Clayton Street
San Francisco, CA 94117

December 5th, 2018

San Francisco Planning Commission
President Rich Hillis, Vice-President Myrna Melgar,
Commissioners: Rodney Fong, Milicent Johnson,
Joel Koppel, Kathrin Moore, and Dennis Richards
Planning Department
1650 Mission Street, 4th Floor Suite 400
San Francisco, CA 94103

Re: 137 Clayton Street Architectural Uniqueness and Preservation (re: Case No: 2015-018150CUA)

Dear Commissioners,

I am writing yet another letter opposing the proposed demolition of 137 Clayton Street. This letter concerns whether 137 Clayton has architectural features that make it unique and also suggests alternatives to demolition.

I am not an architect and I am not qualified to make architectural judgements, nor am I qualified to judge how relevant laws and regulations determine architectural uniqueness or value.

Nevertheless, I feel that the front porch of 137 Clayton is quite quite rare. When I first looked at it, I could not recall having seeing another example like it in San Francisco, with its rectangular shape, front open to the street and fully glassed in along the left hand side. Since noticing it a year ago, I have kept my eyes open and have found only one other similar example in the Sunset District, on Parnassus Avenue near 4th Street. While it has the same dimensions as the porch at 137 Clayton and the same glass treatment along the side (the right side in that case), the execution is much inferior to what was done at 137 Clayton.

In addition, the porch at 137 Clayton is skillfully place with Southern exposure for the windows, a lightwell formed by the buildings setback from the property line and the neighbors garden which allows the sky to be visible on the porch or looking up the stairs. The marble mosaic on the floor adds to the warmth of the setting.

Chrisopher VerPlanck has written an excellent description of the building and its history and includes a discussion of the porch on pages 9 and 10 of his report (which is pages 58 and 59 of the Plannig Commission Document [2015-018150CUAc3.pdf](#)). Nevertheless, Mr. VerPlanck does not discuss how unique the porch treatment is or is not.

He does note that the building is Classical Revival and that San Francisco has a lot of Classical Revival buildings and I'm sure he's correct. But, with the notable exception of the Octagon House, pretty much every house in San Francisco is rectangular and pretty much every one of them has doors, windows and interior partition walls. Yet nobody would argue that having a few examples of rectangular buildings with doors and windows is sufficient to preserve the architecture of a house.

I don't understand why the owners and architect are not trying to preserve at least the facade of the building and, for that matter, a great deal of the interior detail while expanding it to hold three or even four units.

The basement of the building appears to have an Unauthorized Dwelling Unit and the architect's plans for demolition show there is a full bath in the basement and Mr. VerPlanck's report mentions "what appears to be a pair of bedrooms" (for some reason it does not mention the full bath in the basement). The ceiling height in the basement must be sufficient, or very close to sufficient to allow a legal unit to be constructed.

I've attached one picture of somebody doing just that – expanding an existing house in the Sunset District.

Another alternative would be to simply sell 137 Clayton and purchase a less architecturally interesting building to tear down. Zillow suggests that 137 Clayton is worth \$2,700,000 whereas 50 - 52 Clayton Street is now being offered for sale for \$2,195,000. The owners of 137 Clayton could sell it and purchase 50-52 Clayton as part of a 1031 exchange to avoid capital gains taxes from the sale. If they go through with the demolition and new construction their property taxes will go up in either case.

The interior pictures of 50 – 52 Clayton suggest that some rooms retain much of their architectural detail but from the street it is mostly gone. I would prefer to lose it from the neighborhood than 137 Clayton Street.

Sincerely,

Craig Harmer

Attachments: Pictures of the porch of 137 Clayton, 50 – 52 Clayton, and new construction in the Sunset.

Higher resolution versions of these pictures can be downloaded here: https://drive.google.com/open?id=1dAf-K-SRAO1Oo-Vk_U7n8unfeNnnxq7



Illustration 1: 137 Clayton Front Porch & windows



Illustration 2: 137 Clayton Front Porch & lightwell



Illustration 3: Remodelling at 34th and Lincoln



Illustration 4: 50 - 52 Clayton Street (for sale)

C. May

May, Christopher (CPC)

From: CPC-Commissions Secretary
Sent: Thursday, December 06, 2018 9:03 AM
To: Richards, Dennis (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); planning@rodneymfong.com; Rich Hillis
Cc: Feliciano, Josephine (CPC); May, Christopher (CPC)
Subject: FW: Sugar Sick/Rumble Boxing at 3060 Fillmore St

Follow Up Flag: Follow up
Flag Status: Flagged

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Debbie Cucalon <debbiecucalon@me.com>
Sent: Wednesday, December 05, 2018 4:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Sugar Sick/Rumble Boxing at 3060 Fillmore St

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

Dear Commissions Dept:

I am also respectfully writing to oppose the Sugar Shack/Rumble Boxing space they are proposing to put in at 3060 Fillmore St. I have lived at 2124 Filbert for over 25 years & honestly must express the need in the neighborhood for some type of market. Since Real Food left, we have all been waiting anxiously, with hopes of having a full service grocery store.

Instead a boxing place & burger place w/only a 700 sf market? So I ask...is there any way it could be made larger? There are already so many existing burger places on Union St., and at the Balboa Cafe, but no markets. Also the odors, as well as the noise are of grave concerns to all us neighbors, who already have to put up with the constant exhausting bar noise from the Bermuda Triangle.

Could the proposed hours of 6a-2a be made more reasonable for us trying to sleep or work, like 10p on week nights and 11p on weekends?

Also how will the area/street be maintained if people come in from the bars, grab a burger and throw their waste and wrappers on our street as they walk to their cars?

May, Christopher (CPC)

From: Thao <wordpress@3060fillmore.com>
Sent: Thursday, November 29, 2018 8:56 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Thao and I live at 524 10th Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Thao
thao@lgcsf.org

May, Christopher (CPC)

From: lmasbou <lmasbou@comcast.net>
Sent: Thursday, November 29, 2018 9:09 PM
To: May, Christopher (CPC)
Subject: 3060 Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr. May,

Having a hearing on a weekday afternoon during the busiest time of year will likely preclude many from attending: those who work, those who are busy preparing for the holidays, seniors who have difficulty venturing out, etc. Hopefully this was not the intent. My husband and I are among those unable to attend. PLEASE do not misinterpret this as apathy, or consent regarding the proposed plans for 3060 Fillmore.

We continue to miss Real Food grocery. It's ridiculous to suggest a 700 square foot space (described as "COFFEE" on the plans) would placate a community that bought groceries at Real Food. This is not the appropriate neighborhood for MORE hamburgers, and certainly not for people who choose boxing as exercise. There are many, better exercise options available already.

Please reject this proposal. San Francisco does not need chains from New York and Los Angeles. We can do better than this.

Respectfully submitted,
Lyn Masbou

May, Christopher (CPC)

From: dominic MAIONCHI <dm567@icloud.com>
Sent: Friday, November 30, 2018 9:10 AM
To: May, Christopher (CPC)
Subject: 3060 Fillmore street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Christopher,

It has come to my attention that there have been some changes to the project since the posting. I will not have time to review these changes and thus would like the hearing date extended.

Also, is this one lot? There are two buildings there. If it is two lots there should be separate postings on both buildings. Actually even if it is one lot with two buildings on it, there should have been two separate postings on each of the two buildings. It is very confusing to have a posting on the corner building and not explain that it includes the building next door. There is no explanation on the posting. This would be very confusing and misleading to a passerby, and to neighborhood residents who may wish to comment on the proposal. They may only think the changes apply to the corner building and not to the building that is in a more residential area away from Fillmore.

I would like to voice my opposition to this project as it changes the use of the building from a neighborhood market to food sales. The token 900 square foot retail food is easily seen for what it is, namely a token gesture to get around the zoning ordinance that protects grocery stores. The fact that there is an ordinance that is meant to protect neighborhood grocery stores. A 900 square foot space for high end snacks is NO substitute. I doubt it will exist for long. There are no other real grocery stores of this size within walking distance. If the City wants transit first then it has to protect local grocery stores. I oppose the change in use.

I also believe that there is widespread community opposition to a formula retail hamburger joint. What would stop McDonalds from coming next? Can we discriminate between the two? Here we have an out of town developer bringing the "suburbs" to our Marina District. How could the planning department support this? The rent the developer can get should not be considered. Clearly this is a rentable space in a good location. The ordinance clearly exists to prevent the highest and best use that commercially means the tenant that will pay the most. Why would the ordinance be there in the first place if an out of town developer can walk right in and get a chain hamburger joint willing to pay a lot of money approved?

Please confirm receipt and add this as part of the record.

I wish that you redact my name and email address.

Regards,

Local resident since 1962

May, Christopher (CPC)

From: William Byerley <wb92014@mac.com>
Sent: Friday, November 30, 2018 9:55 AM
To: May, Christopher (CPC)
Subject: 3060 Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Christopher

I am the owner of a co-op apartment at 2100 Green Street. I would encourage the city to keep 3060 Fillmore a space reserved for a grocery store. Being able to walk and not drive has advantages both for residents of the community and the city (reduced traffic and emissions). More residents would use a grocery store compared to the proposed retail outlets being considered.

Sincerely

William Byerley

May, Christopher (CPC)

From: Richard Sherrie <sherrichard61@gmail.com>
Sent: Friday, November 30, 2018 10:22 AM
To: May, Christopher (CPC)
Subject: 3060 Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

We are residents at 2100 Green St., San Francisco, and we miss not having a market close by!! We would like to support any market that may be interested in occupying this address.

We have lost the old market, on Union, between Webster and Steiner. We recently lost Real Foods. Now our only option is Safeway or Marina Supermarket and they are not close for walking when you are elderly like we are.

We have so many athletic shops, gyms, bars and restaurants but our neighborhood has NO markets. No wonder they're all going out of business so quickly—too much competition, while a food market has ZERO completion and should thrive.

Please help us get a market at this location,

Sherrie Richard
Daniel O'Neill

May, Christopher (CPC)

From: Charlan Jeanne NEMETH <charlan@berkeley.edu>
Sent: Friday, November 30, 2018 11:00 AM
To: May, Christopher (CPC)
Subject: Real foods 3060 Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr May

I'd like to add my voice in opposition to the Center Cal proposal to convert the space at 3060 Fillmore to a boxing venue (Rumble Fitness) and fast food restaurant (Shake Shack).

As residents in the Cow Hollow area, especially those of us who are senior citizens, we already have our quality of life eroded by the excessive number of workout spaces, t-shirt shops and the resulting noise, lack of parking and even public drunkenness due to all of the bars.

As residents (rather than weekend party goers or tourists), we need a grocery store. We had one with Real Foods and now the nearest grocery store is a lengthy walk with hills.

I strongly urge you to not permit things like a boxing fitness venue or another fast food shop. It would add to the noise, to long lines, to impossible parking (which is already strained), to fried food smells.

It is time for the City to take seriously the fact that there are seniors and families with children who are entitled to some peace and ability to do grocery shopping. We cannot always walk the hills, drive or find a place to park. Cow Hollow is already becoming like parts of the Mission where the only people being considered are young, healthy and gregarious. The rest of us deserve to live in some peace and with respect.

I've lived here for 40 years and always loved the City for its consideration of ALL types of people. This proposal is an insult to those of us who need to get basic groceries and who want to avoid the excessive noise, the taking over of our streets and the incivility that often accompanies this extreme focus on the millennials.

Please vote against the center Cal proposal or any other one that wants to put a fitness or fast food franchise in spaces on Fillmore. That area is already full of bars which flow onto the streets every weekend. We deserve something basic, namely a Grocery Store.

Thank you for your consideration.

Best regards

Charlan Nemeth
2100 Green St., Apt 102
San Francisco, CA 94123

May, Christopher (CPC)

From: Lauren Meade <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 12:32 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Lauren Meade and I live at 1648 Filbert Street, San Francisco, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren Meade
meade.lauren@gmail.com

May, Christopher (CPC)

From: stephanie milligan <stephanie.stephanie@me.com>
Sent: Friday, November 30, 2018 1:19 PM
To: May, Christopher (CPC)
Subject: Shake shack

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Christopher

I own an apartment in a co-op at 2100 Green St and I am not at all pleased about Shake shack coming into our neighborhood. The rendered drawing is a joke and shows how little they understand the effects they would have on our neighborhood. It is well known that shake shack draws many people and many vehicles and causes "blockbuster" congestion in neighborhoods. Cow Hollow cannot handle the amount of traffic it will be drawing on a daily basis. This is not New York where everyone takes the subway or a cab to stand in line at Shake shack. Traffic here will be bumper to bumper while everyone in the bay area is attempting to drive into our neighborhood find parking to eat at this "famous" hamburger establishment. Every restaurant on Union Street, Fillmore and Chestnut serves a hamburger-enough already! (And I LOVE hamburgers) The infrastructure of our neighborhood cannot handle what shake shack will bring. Also they claim that the space is not attractive to grocery stores because it doesn't have parking and it is L-shaped are ridiculous statements. Real foods grocery store was in the the L-shaped space and it was just fine. The neighborhood needs a grocery store that we can walk or bike to. Shake shack will bring amounts of traffic that the neighborhood simply cannot handle.

I ask the planning commission to please consider the devastating effects approving Shake shack will mean to our neighborhood.

Thank you very much
STEPHANIE MILLIGAN

May, Christopher (CPC)

From: Brooke Maute <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:20 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Brooke Maute and I live at 3759 Fillmore Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Brooke Maute
brookemaute@gmail.com

May, Christopher (CPC)

From: Kristin Rittenhouse <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:20 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Kristin Rittenhouse and I live at 448 Laurel Street Apt 5. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kristin Rittenhouse
Krgutenkunst@gmail.com

May, Christopher (CPC)

From: BRITTANY JOHNSON <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:21 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is BRITTANY JOHNSON and I live at 2677 Larkin St, Apt 502. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

BRITTANY JOHNSON
bejohnson86@gmail.com

May, Christopher (CPC)

From: Matthew Stern <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:23 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Matthew Stern and I live at 2677 Larkin Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Matthew Stern
sternairs@gmail.com

May, Christopher (CPC)

From: Kasee Kinzler <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:23 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Kasee Kinzler and I live at 2144 Green st, Apt. 9, SF CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kasee Kinzler
kasee.kinzler@gmail.com

May, Christopher (CPC)

From: gianna duran <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:24 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is gianna duran and I live at 2241 Polk Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

gianna duran
gianna.m.duran@gmail.com

May, Christopher (CPC)

From: Shaina Cole <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:28 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Shaina Cole and I live at 1870A UNION ST. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Shaina Cole
shainatheresa@gmail.com

May, Christopher (CPC)

From: Betsy Jasny <bjasny@comcast.net>
Sent: Friday, November 30, 2018 1:30 PM
To: May, Christopher (CPC)
Subject: Concerns Regarding Shake Shack on Filbert St--OPPOSED

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Morning,

I live at 2156 Filbert St.

I do not want a Shake Shack and Rumble Boxing in the former Real Foods location.

Like the rest of my neighbors, we would like to see a full service grocery store.

My concerns:

Safety:

1. there are 2 Day Care Centers and parents are dropping off and picking up their young children. The traffic congestion caused by Uber Eats, Caviar, etc would threaten the children's safety and pedestrian safety

Environment:

1. We all have home offices. Fryers and grills going all day will pollute the air with smell and particulate matter.

Traffic Congestion:

1. It will be impossible to manage traffic and double parking at the intersection of Filbert and Fillmore and will create a nightmare for residents and an unsafe area for pedestrians

Needs of the Community:

1. The Community needs a full service grocery store with healthy food. Not french fries and hamburgers.
2. Rumble Boxing will likely have a short life and then we will have another empty storefront and blight

Betsy Jasny
bjasny@comcast.net
415.722.5895

May, Christopher (CPC)

From: Tara <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:29 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Tara and I live at 1607 Pacheco Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Tara
tm_alvarez517@yahoo.com

May, Christopher (CPC)

From: Claire nelson <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:30 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Claire nelson and I live at 1560 Green Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Claire nelson
clairenelson9994@gmail.com

May, Christopher (CPC)

From: Lauren Sandelin <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:30 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Lauren Sandelin and I live at 3325 Steiner St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren Sandelin
lmsandelin@gmail.com

May, Christopher (CPC)

From: Stephanie Schembri <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:31 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Stephanie Schembri and I live at 1674 Filbert St #7, San Francisco 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Stephanie Schembri
stephaniemschembri@gmail.com

May, Christopher (CPC)

From: Emily Harrington <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:32 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Emily Harrington and I live at 580 McAllister Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Emily Harrington
emilyharrington15@gmail.com

May, Christopher (CPC)

From: Ziyu Wang <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:34 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Ziyu Wang and I live at 3326 Laguna Street #201. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ziyu Wang
zwang115@gmail.com

May, Christopher (CPC)

From: Melissa Iagull <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:34 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Melissa Iagull and I live at 2215 North Point ST. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Melissa Iagull
miagulli@gmail.com

May, Christopher (CPC)

From: Ashlie Tubb <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:37 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Ashlie Tubb and I live at 1995 Chestnut Street, San Francisco, CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ashlie Tubb
atubb04@gmail.com

May, Christopher (CPC)

From: Jenna Bigham <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:13 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Jenna Bigham and I live at 1758 Larkin St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jenna Bigham
jennabigham@gmail.com

May, Christopher (CPC)

From: Shannon <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:26 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Shannon and I live at 2363 Van Ness Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Shannon
shannon.dodani@gmail.com

May, Christopher (CPC)

From: Lexie Perrella <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:26 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Lexie Perrella and I live at 2 Casa Way, Apt 102, San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lexie Perrella
lexie.perrella@gmail.com

May, Christopher (CPC)

From: Lexie Perrella <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:26 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Completed

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

Dear President Hillis and Planning Commissioners,

My name is Lexie Perrella and I live at 2 Casa Way, Apt 102, San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lexie Perrella
lexie.perrella@gmail.com

May, Christopher (CPC)

From: Evan Steele <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:32 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Evan Steele and I live at 1968A Green Street, A. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Evan Steele
evanmariesteele@gmail.com

May, Christopher (CPC)

From: Marissa Rodriguez <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:32 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Marissa Rodriguez and I live at 2190 Beach. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Marissa Rodriguez
marissa.rodriguez626@gmail.com

May, Christopher (CPC)

From: Jalayne Arias <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:56 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Jalayne Arias and I live at 59 Lupine Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jalayne Arias
jjnarias@gmail.com

May, Christopher (CPC)

From: Shelley Newhouse <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:38 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Shelley Newhouse and I live at 1471 Jackson St, Apt 5. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Shelley Newhouse
shelley.newhouse@gmail.com

May, Christopher (CPC)

From: Emily Leppek <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:54 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Emily Leppek and I live at 2601 Greenwich St Apt 6. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Emily Leppek
evleppek@gmail.com

May, Christopher (CPC)

From: Hillary Pederson <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:55 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Hillary Pederson and I live at 1875 Pacific Ave, APT 303. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Hillary Pederson
hillarypederson@gmail.com

May, Christopher (CPC)

From: Connie Yang <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:59 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Connie Yang and I live at 889 North Point St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Connie Yang
connie.yang06@gmail.com

May, Christopher (CPC)

From: Jamie Lerner <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 4:13 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Jamie Lerner and I live at 2035 Filbert St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jamie Lerner
jamie.lerner1@gmail.com

May, Christopher (CPC)

From: Kylie smith <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 4:47 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Kylie smith and I live at 2618 Greenwich st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kylie smith
kyliesmith1@live.com

May, Christopher (CPC)

From: Somer Stiles <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 5:17 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Somer Stiles and I live at 3130 Broderick st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Somer Stiles
sstiles1@mac.com



November 30, 2018

To: SF City Planning Commission
c/o Christopher May, SF Planning Department

From: Mary Russell, Board Member, on behalf of Golden Gate Valley N.A.

Re: 3060 Fillmore - Shake Shack, Rumble and Indie Superette - Case No. 2018-005694CUA

The Association appreciates the presentations made to our membership by the project sponsors.

We have studied the proposed development at 3060 Fillmore, but feel the grocery store is far too small. Union Street does not have a grocery store at all, and the entire area is underserved. The consensus among the neighborhood is the need for a grocery; we would require at least 30% of the space be dedicated to selling groceries. This proposal is modeled more on a ready-to-eat, take-out shop, more a mini-mall than a Real Food with essentials such as fresh produce, dairy, breads, and eggs. Full service isn't an accurate description for so small a space as proposed. In addition, there are already many exercise/workout studios and hamburger restaurants in the Fillmore-Union area.

These are comments provided by Association members who are neighbors of this property:

“We need a full-service grocery store. We have serious safety concerns about Uber Eats, Caviar, Postmates, etc., double parking to get to-go orders and creating congested, dangerous traffic. Many of us work at home and we are concerned with the air quality of fryers and grills going all day and night. We also don't want that smell of fried foods and charred meat wafting into our windows. We question the viability of a boxing studio. There are two daycare places adjacent to [this site]. The parents have enough of a challenge dropping off and picking up their kids without a line of Uber Eats, etc., cars. We all really want a grocery store and we don't want an empty store front any longer.”

Respectfully submitted,
Golden Gate Valley Neighborhood Association

cc: Catherine Stefani
Supervisor, District 2

May, Christopher (CPC)

From: Katlyn G <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 5:52 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Katlyn G and I live at 3123 Steiner Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Katlyn G
kat.aurora12@gmail.com

May, Christopher (CPC)

From: Steisy Hidalgo <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 6:55 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Steisy Hidalgo and I live at 2912 Van Ness Avenue. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Steisy Hidalgo
Steisyharlen@gmail.com

May, Christopher (CPC)

From: ELIZABETH AUSTIN <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 7:32 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is ELIZABETH AUSTIN and I live at 3330 Pierce St., San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

ELIZABETH AUSTIN
ms.austin1@gmail.com

May, Christopher (CPC)

From: Jason House <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 9:06 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Jason House and I live at 3123 Steiner St, San Francisco, CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jason House
jason.o.s.house@gmail.com

May, Christopher (CPC)

From: Amie Tran <wordpress@3060fillmore.com>
Sent: Saturday, December 01, 2018 2:08 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Amie Tran and I live at 1700 Beach St Apt 302. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Amie Tran
amientran@gmail.com

May, Christopher (CPC)

From: David M. Stone <dave@dmstone.com>
Sent: Sunday, December 02, 2018 2:12 PM
To: May, Christopher (CPC)
Subject: Real Foods Space, Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Mr. May. My spouse and I won't be able to make it to the hearing for the captioned property, however we wanted to make it clear that the Cow Hollow neighborhood sadly misses Real Food. Having lived in this area since 1974, we remember when there was Thriftway Supermarket on Union between Fillmore and Webster, and a second large market Jurgensen's on the same block! Neither of them had parking space, but it was never an issue. Now everything has turned to clothing boutiques by day and noisy pickup bars by night (attracting the most unsavory people). Please do this neighborhood a favor and keep the zoning for a nice grocery store. Much appreciated!

David Stone
Darryl Donoian
2100 Green Street
SF 94123

Thanks and regards,

David M.Stone
President
DM Stone Recruitment Solutions
315 Montgomery Street, Suite 940
San Francisco, CA 94104
415-829-4297
www.dmstone.com

Celebrating our 31st year in business in the San Francisco Bay Area.

May, Christopher (CPC)

From: Catherine Lelong <catherine@clelong.com>
Sent: Monday, December 03, 2018 10:13 AM
To: May, Christopher (CPC)
Subject: Real food on Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear sir,

I'm writing in support of keeping a grocery store license on 3060 Fillmore and bring back this service to our neighborhood. The proposed new businesses (burgers and a gym) don't add any real value to the neighbors given that there are so many others close by, yet there are no grocery stores that sell real healthy food in Cow Hollow. It is sad to see the neighborhood taken over by large franchises that serve one specific target only without thinking about what all the residents want and need. Thank you for representing our concerns and opposition to the Shake Shack/Rumble Fitness proposal.

Best,
Catherine and Simon Longbottom
2100 Green Street

May, Christopher (CPC)

From: Julia Longbottom <julia@whiterosetw.com>
Sent: Monday, December 03, 2018 10:43 AM
To: May, Christopher (CPC)
Subject: Fwd: Former Real Food

Follow Up Flag: Follow up
Flag Status: Flagged

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

Subject: Former Real Food

We often stay on Green street as our son and his family live there. Staying in an apartment then and buying food for our stay was easy with Real Food round the corner. Since it closed it is difficult to shop without having to take transport to a supermarket.

There are lots of eating places in the vicinity and gyms, I cannot believe a food store would not be interested in taking the site, as there is not another store close by.

Yours Julia Longbottom.

May, Christopher (CPC)

From: Leland Ortega <wordpress@3060fillmore.com>
Sent: Monday, December 03, 2018 12:19 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Leland Ortega and I live at 2144 Green St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Leland Ortega
lelandortega@sbcglobal.net

May, Christopher (CPC)

From: Bradley Sugarman <bradley@sugarworksdesign.com>
Sent: Monday, December 03, 2018 6:27 PM
To: May, Christopher (CPC)
Subject: 3060 Fillmore Street application 2018-005694CUA

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr. May,

We live at 2180 Filbert Street, directly across from the proposed project at 3060 Fillmore Street. We have attended many presentations and are writing in opposition to the project as currently proposed. We understand the economics and difficulty of providing a grocery store to occupy the entire site, and want the project to be both economically feasible and contribute to the neighborhood in a positive manner. We appreciate the gesture of including the 700sf of specialty grocery concept to the space and think this is a positive step in the right direction. Our concern is that the formula retail 'Shake Shack' - while contributing to the economic vitality of the space - is not the right fit for the neighborhood and will draw an unnecessary amount of traffic, noise, trash, and congestion.

We are of the position that there is a better solution which utilizes more of the space to serve the needs of the local residents while also providing a use that will make it an economically viable project. The current size of the high end grocery concept (at 700sf) is less than 6.5% of the total size of the space. We have read your recommendation to approve the project but believe that more of the space could be utilized for this much needed use for which the project is already zoned.

Lastly, we are concerned about the hours of operation in the Conditions of Approval (item 19). 6am to 2am indicates an intent to allow a bar or drinking establishment to be provided at this location, not a use which would be a neighborhood contributor. We respectfully request that this condition be modified to 10pm latest on weeknights and 11pm on weekends, as has been publicly stated by the project sponsors.

Thank you very much for your time,
Bradley Sugarman and Lisa Tam
2180 Filbert Street
415-488-5574

May, Christopher (CPC)

From: Russell Rege <wordpress@3060fillmore.com>
Sent: Tuesday, December 04, 2018 5:15 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Russell Rege and I live at 19200 Seventh St. E. Sonoma, CA 95476. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Russell Rege
pamrege@gmail.com

May, Christopher (CPC)

From: Martha Rudd <mlrinfo@earthlink.net>
Sent: Tuesday, December 04, 2018 6:15 PM
To: May, Christopher (CPC)
Cc: maryerussell24@yahoo.com
Subject: 3060 Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Sir, As a property owner and a resident on Filbert Street, I believe 3060 Fillmore should remain zoned for a grocery store. This is what we need in the neighborhood much more than a boutique 700 square foot Indie Superette designed, according to the Justin Phillips article in the Chronicle (12/3), "for the thrill-seekers, yoginis, crossfit zenmasters, and weekend warriors" the Rumble Fitness franchise is supposed to attract. I live 7 days a week in the neighborhood, and I want to buy quality ingredients to take home to prepare meals for my family? I am not planning to move on in a few years, like I have seen so many of the younger folks do here as they change jobs, marry, have children and follow the normal progression of life beyond Cow Hollow. Sincerely, Margo Rudd, 1654 Filbert Street

Sent from my iPad

May, Christopher (CPC)

From: Cathie Caraker <cathie@caraker.com>
Sent: Tuesday, December 04, 2018 10:43 PM
To: May, Christopher (CPC)
Subject: 3060 Fillmore hearing

Follow Up Flag: Follow up
Flag Status: Flagged

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

dear members of the SF Planning Commission,

I was born and raised in San Francisco's Marina district and currently live in my family home on Chestnut St. I am writing to explain why I oppose CenterCal's proposal to rent the former Real Food building at 3060 Fillmore to Shake Shack and Rumble Fitness. I am unable to come to the hearing on thursday, so I hope that this letter will be taken into account.

I believe that one of the city's functions is to protect our neighborhoods' basic needs such as accessible groceries, public transportation and affordable housing. As someone who tries to live as green as possible, I drive minimally and appreciated that I could walk to Real Food to do my grocery shopping. My 86 year old mother, who lives upstairs from me, also does not drive and does her grocery shopping on foot. This has become much harder for her since Real Food closed.

I attended CenterCal's pre-planning meeting in january. At that meeting they claimed that 3060 Fillmore is not viable for a grocery business. They asserted that the lack of a parking lot made the building unattractive to potential groceries, but Real Food did fine there for 20 years, and most other local grocery business in San Francisco do not have parking lots. Especially for seniors and others who walk, bike or use public transportation, it is essential to have a comprehensive neighborhood grocery store close at hand. (The 700 square foot "grocery" that Michael Minna proposes would be both much too small and much to expensive for our needs.)

My other issue with this proposal is the fact that both Shake Shack and Rumble Fitness are large franchises from out of town. The Marina is rapidly losing its neighborhood character, as big box stores like Gap, Pottery Barn, Apple, Crunch, Williams and Sonoma, etc take over our retail areas. The smaller, local businesses are slowly but surely being pushed out by skyrocketing rents. Surely there must be some way for the city to help our local businesses to stay here? I was recently in downtown Tokyo and saw a Shake Shack there. It fit right in with the shopping malls. If Shake Shack wants to come to San Francisco, let them put their fast food chain on Market St but please, not in this beautiful building which is zoned for a neighborhood grocery in a residential neighborhood.

Some of my other neighbors have also pointed out that there are already countless hamburger joints and exercise studios in the Marina / Cow Hollow. The last thing we need is more of these. What we do need is something that benefits all who live here, not just those who come here to eat, drink and shop.

To finish, I would like to see another grocery business move into this space. However, if this is not possible, then I feel that the city should re-zone it for housing, not for a fast-food restaurant and yet another gym. We have an urgent housing crisis and this spacious 2-story building could be put to a use that, again, would benefit the population who live here without disrupting the neighborhood.

Marina-Cow Neighbor and Merchants

2269 Chestnut Street

San Francisco, California 94123

San Francisco Planning Commission

Christopher May – San Francisco Planning Department

Re: 3060 Fillmore 2018-oo5694CUA

Dear Commissioners:

The neighborhood groups only heard about the change in this of a mini mart grocery store addition to this project as late as November 28,2018.

The outreach to our group and the immediate middle class neighbors concerning this change was non- existent. They should have a right to have this presented to them as a group.

Our concerns are that the advertising within the last few days has been that there was to be a grocery store to go into this location. This advertising is misleading to the public

This behavior denies the immediate middle class neighbors the right to have a fair hearing concerning this development.

There are also legal issues concerning the parking issues of this development. The Marina – Cow Hollow was 1309 parking places short as far back as 1995.To grandfather no parking in a building that used to have parking will cause problems in the future. This development needs a parking study because the use is going to be three fold. This project does not follow the Master Plan, General Plan, and the intent of the Sf Planning codes.

Many issues need to be resolved before development.

Please continue this hearing

Patricia Vaughey – President.

May, Christopher (CPC)

From: Randall, Marie <Marie.Randall@cbnorcal.com>
Sent: Wednesday, December 05, 2018 6:02 PM
To: CPC-Commissions Secretary
Cc: May, Christopher (CPC)
Subject: PROJECT: 3060 Fillmore Street / HEARING DATE: Thursday, 12-6-2018

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom it May Concern:

Please know as homeowners on Pixley Street, my husband, Richard Morey, and I are most concerned about the addition of one more burger restaurant and one more gym in the neighborhood. We realize there is a small gourmet specialty grocery space as well, but a true grocery is what we desperately need. We have witnessed the garbage, noise and congestion caused by "fast food" restaurants in the neighborhood that have not "made it"...

Thank you for your time.

Best,
Richard J. Morey
&
Marie M. Randall

Marie M. Randall
Realtor
Coldwell Banker Residential Brokerage
direct: 415.447.8744
cell: 415.595.6848
CaIRE# 01324395
marie.randall@cbnorcal.com
www.MarieSFhomes.com



Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

May, Christopher (CPC)

From: Jason Pellegrini <jasonpellegrini@gmail.com>
Sent: Wednesday, December 05, 2018 10:05 PM
To: May, Christopher (CPC)
Subject: 3060 Fillmore Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello, Commissioners,

I am writing a letter in full support of the change of use for the 3060 Fillmore Street location with the potential tenants being Rumble Boxing, Shake Shack, and Michael Mina. It is important for all vacant store fronts to be utilized to provide services to the area. Sometimes neighbors want certain types of stores to go in but they can't for economical or practical reasons. This is a great use of the space as they don't need as many parking spots as a full service grocery store would require.

Please accept the application so the space can be utilized vs. sitting empty and not increasing foot traffic to the area for the other merchants. One empty store front hurts everyone else.

Thank you,
Jason Pellegrini
Resident of D2
The Marina

May, Christopher (CPC)

From: matilde.leonetti@gmail.com
Sent: Wednesday, December 05, 2018 10:16 PM
To: May, Christopher (CPC)
Subject: 3060 Fillmore

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I am a resident of Cow Hollow and wanted to voice my objection to the proposed plan to place a Shake Shack and Rumble Fitness gym in the space vacated by Real Foods. I have lived on Steiner and Filbert since 1995. While I miss having a grocery store within walking distance, my biggest concern revolves around having a fast food chain in the neighborhood (I believe it would now be the only one as KFC on Fillmore closed several years ago) and the resulting trash generated by this type of establishment as well as yet another specialty gym (we have many of these within a five block radius of Fillmore and Filbert).

Thank you for your time,

Matilde Leonetti
3034 Steiner Street

May, Christopher (CPC)

From: Ashley Nance <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 4:51 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Ashley Nance and I live at 2383 Post St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ashley Nance
ashleynance29@gmail.com

May, Christopher (CPC)

From: Joshua Silber <joshua.silber@gmail.com>
Sent: Thursday, December 06, 2018 9:44 AM
To: May, Christopher (CPC)
Cc: Stefani, Catherine (BOS)
Subject: Proposed 3060 Fillmore Project [Opposition Letter from Owner/Resident on the Same Block]

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. May,

My wife and I live at 2150 Filbert Street, which is just a few doors down from -- and on the same block as -- the proposed project at 3060 Fillmore Street. We have lived here for nearly 8 years and are working professionals in our mid-30s. I have attended multiple presentations and have met personally with the developer on several occasions. Full disclosure, I also own several rental properties on the same block, so I write both as a resident and a landlord.

I am writing in opposition of the project as currently proposed, as it does not meet the needs of our community and our neighborhood. Specifically, it lacks a grocery of sufficient size. We are aware that your tentative recommendation is to approve the project but we believe more of the space can and should be used as a much-needed grocery, a use which is already authorized and can be economically achieved. To the extent the developer still desires to add formula retail as part of the space (i.e. Shake Shack), I am open to this, so long as the first condition (a sufficiently-sized grocery) is provided as part of the overall proposal for the space.

The current "Superette" concept as currently proposed (700 square feet based on the developer's materials, not 900 as noted in the Commission's agenda packet) is simply too small to provide the content and services of a grocery. In person, the sponsor and developer have acknowledged this -- so it is unfortunate that they have attempted to gloss over this in their application materials. I have proactively spoken directly with Patric Yumul, President of the Michael Mina group -- the newly-emerged sponsor of the "Superette" component of the project (700 sq ft) to inquire if they would be interested in occupying more space. They have confirmed that they would very much like take at least another 1,000 square feet at the lease rate they have already agreed with the developer for the first 700 sq ft. This would provide a footprint sufficient to provide the neighborhood with an actual grocery from the Mina Group at the proposed project site. This information has not been broadly communicated and should be so that all are aware and should be basis for a revised project proposal from the developer. At a minimum, this space should be provided to them for the project to move forward and should be a condition to approval of the change of use. This would still represent less than 20% of the total square footage of the project. 30% would be highly preferred and still provide enough space for the developer to realize their vision of the Shake Shack, but 1,700 square feet should be the bare minimum to meet the neighborhood's needs.

Additionally, I am concerned about the hours of operation in the Conditions of Approval (item 19). 6am to 2am indicates an intent to allow a bar or drinking establishment to be provided at this location, not a use which would be a neighborhood contributor. We respectfully request that this condition be modified to 10pm latest on weeknights and 11pm on weekends, as has been publicly stated by the project sponsors.

The fact that the developer went into escrow at a premium price (with the authorization of change of use being a contingency) should not, in my view, put an obligation or expectation on the city to approve the project as proposed. Moreover, claims that the project should be approved as currently proposed in order to eliminate extended vacancy and/or because a larger grocer is not financially viable are based on false predicates and circular logic. The extended vacancy is directly a result of the fact that the developer built a contingency (authorization of change of use) into their deal and the premium purchase price skews the viability of a larger grocer.

Thank you and I appreciate your efforts to better San Francisco's communities.

Regards,
Joshua Silber
2150 Filbert Street
415-497-4013

May, Christopher (CPC)

From: Rich Rege <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 7:59 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Rich Rege and I live at own 3060 Fillmore-also support Indie Superette. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Rich Rege
RNREG@comcast.net

May, Christopher (CPC)

From: Sal Salma <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 10:53 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear President Hillis and Planning Commissioners,

My name is Sal Salma and I live at 3050 fillmore (property owner). I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Sal Salma
yasalma@aol.com

May, Christopher (CPC)

From: Nuala Rege <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 11:19 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); CPC-Commissions Secretary; May, Christopher (CPC); kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear President Hillis and Planning Commissioners,

My name is Nuala Rege and I live at owner 3060 Fillmore. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Nuala Rege
RNREG@comcast.net

UNION STREET ASSOCIATION

2036 Union Street
San Francisco, Ca. 94123
415-673-1273
LL@imagesnorth.com

November 13, 2018

Christopher May
Department of City Planning
1650 Mission St. Suite 400
San Francisco, Ca. 94103

Re: Shake Shack / Rumble Fitness File #2018-005694CUA

Dear Mr. May,

The Union Street Association is in **full support** of this project as it meets the needs of the neighborhood in several ways making the project both necessary and desirable. The project sponsors have provided several venues for the public to voice their opinion over the past year and the residents and merchants have all provided their input. 70% of the respondents contacted by the USA are supportive of the project and feel it will be **beneficial** to the neighborhood.

As Executive Director of the USA, I am happy to say that the merchants are **eager** to have Shake Shack as part of the food services in Cow Hollow. The very fact that their beef is grass fed makes all the difference when compared with other similar burger restaurants.

Shake Shack believes that due to the support their business has in other locations they will no doubt be well received here in Cow Hollow. **Fillmore** can surely **benefit** from the new customers Shake Shack will bring to that part of our neighborhood and will no doubt benefit Union Street also.

The Association also **supports Rumble Fitness** as part of the project as well. This gym is unlike other fitness businesses as the focus is on self-protection and teaching how to protect from unwanted personal contact. The merchants felt this unique niche fitness concept was a positive addition to the mix already in the district adding a new aspect to personal fitness.

We therefore announce, once again, our **approval of the project** and believe it will be an asset to the business mix drawing new, sorely needed foot traffic to Fillmore Street benefitting us all whether on Union or Fillmore.

Thank you,

Lesley Leonhardt
Executive Director

BI-RITE

EAT GOOD FOOD

May 18, 2018

Dear Christopher May,

We are writing to clarify our position on the former Real Foods market at 3060 Fillmore Street, which we passed on when Max Sander presented it to us a second time back in November of 2017, after an initial presentation in 2016 by another broker.

Our primary motivation for growing our family of businesses is to create community and nourish the neighborhoods in which we operate. In order for us to be successful and to serve the neighborhood well, we still need the economics to make sense. We crunched our numbers again, and unfortunately, even with a potential subsidy, the economics for this location just don't pencil out for our type of business, our margins in grocery are just too low. Additionally, the required capital expenditure for tenant improvements make the economics look even worse. Lastly, confining the market space to just the Filbert Street side reduces the functionality of the layout and diminishes the ability to draw in adequate foot traffic for us to make the impact we want to have.

Therefore, we are not able to provide for a grocery use at 3060 Fillmore, and are respectfully moving on from this opportunity.

Sincerely,

Sam Mogannam

Jeff Hoover

From: butler.perry@gmail.com on behalf of Perry Butler <perry@perryssf.com>
Sent: Monday, March 5, 2018 3:37 PM
To: Catherine.stefani@sfgov.org; Dyanna.Quizon@sfgov.org
Cc: Jeff Hoover
Subject: Shake Shack and Rumble Fitness

Dear Supervisor Stefani and Ms. Quizon -

Perry Butler here, owner of Perry's on Union Street. I am writing to chime in on the Shake Shack / Rumble Fitness matter at 3600 Fillmore Street.

As someone who is very concerned about the current status and the future well being of this neighborhood, I think the addition of Shake Shack and Rumble Fitness would a tremendously positive thing and would inject some much needed energy and vibrancy to that site and to the entire surrounding neighborhood. I am 100% supportive and in favor of it.

In my 48+ years, I have seen a lot of ups and downs in this neighborhood, have never felt terribly concerned because the pendulum always manages to swing out and then back. That is not how I feel now, however, because the present situation seems much more dire than any previous downturns and the outlook is pretty darn gloomy. We all know that the overarching problem is landlords charging unrealistically high rents that many retailers cannot successfully afford. A market correction is badly needed, but that is not likely to happen soon enough to prevent more store closures and resulting vacancies.

Shake Shack is a national success story that brings with it a ton of cachet. Danny Meyer, the founder, is easily the smartest and most successful restaurateur in America. I am utterly certain that their presence on Fillmore Street will light a fire under this neighborhood in a manner that virtually nothing else could. It will bring new people here, it will shine a bright spotlight on the neighborhood and everyone will benefit.

It is way too easy to say "no thanks" or "not in my backyard" and take a protectionist stance against a retailer this successful and this powerful. But to do so would be nothing short of neighborhood malfeasance and would doom that historic building to years of sitting vacant. No one in their right mind should want that.

Sincerely,
Perry

--

Perry Butler

Direct: 415-292-1727
Cell: 415-613-6384
Fax: 415-922-0843
www.perryssf.com



March 7th, 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 3060 Fillmore Street

Dear President Hillis,

On behalf of Glaze Teriyaki, please accept this letter of support for CenterCal Properties' proposed retail project at 3060 Fillmore Street.

It has come to my attention there are some in the neighborhood who are not supportive of this project. Please let me share why I disagree think this project is not just helpful, but necessary for the continued vitality of the Union Street commercial area.


Both proposed tenants - Shake Shack and Rumble - are new-to-San Francisco and will be the major draw and anchor the Union Street corridor needs. Retail is changing; shoppers require something new to overcome the ease and convenience of e-commerce and on-demand delivery, and these two experiences have the draw to get customers away from their screens and into our neighborhood.

As the owner of Glaze Teriyaki, I've seen first hand the impact extended vacancies have on our local retail corridors. 3060 Fillmore has been empty for nearly 18 months, and the lack of activity has been having an impact up and down the street.

CenterCal has been an engaged partner since the idea was first proposed. We've already had the opportunity to discuss CenterCal's eagerness to actively participate in local events and contribute to increased sanitation and quality of life initiatives.

I am confident new, fun retail in this location will better the Union Street commercial corridor, and I support this project and urge the Planning Commission to approve it.

Sincerely,



Jesse Kay-Rugen
Glaze Teriyaki

Jeff Hoover

From: Fredericksen Hardware <fredericksen.management@gmail.com>
Sent: Tuesday, March 13, 2018 4:29 PM
To: Jeff Hoover
Subject: Fwd: 3060 Fillmore project

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

From: **Fredericksen Hardware** <fredericksen.management@gmail.com>
Date: Tue, Mar 13, 2018 at 3:15 PM
Subject: 3060 Fillmore project
To: Dyanna.quizon@sfgov.org

I'm emailing you to give my support of the 3060 Fillmore st. project. That building has been vacant for too long. I understand everyone wanted a grocery store there, myself included, but it hasn't and won't happen.

--
Sam Black
Manager
[415.292.2950](tel:415.292.2950)
Fredericksen Hardware & Paint
3029 Fillmore St. SF, CA 94123

--
Sam Black
Manager
[415.292.2950](tel:415.292.2950)
Fredericksen Hardware & Paint
3029 Fillmore St. SF, CA 94123

Jeff Hoover

From: regan caponi <wordpress@3060fillmore.com>
Sent: Wednesday, November 14, 2018 7:06 PM
To: kim@kmarq.com; Jeff Hoover
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is regan caponi and I live at 3107 fillmore street sf ca 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

regan caponi
fillmoreco@aol.com

Jeff Hoover

From: Kiki Lo <wordpress@3060fillmore.com>
Sent: Tuesday, November 13, 2018 1:00 PM
To: kim@kmarq.com; Jeff Hoover
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Kiki Lo and I live at 828 Masonic Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kiki Lo
kianalmlo@gmail.com

Jeff Hoover

From: Kiki Lo <wordpress@3060fillmore.com>
Sent: Tuesday, November 13, 2018 1:00 PM
To: kim@kmarq.com; Jeff Hoover
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Kiki Lo and I live at 828 Masonic Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kiki Lo
kianalmlo@gmail.com

Jeff Hoover

From: Donna O'Leary <wordpress@3060fillmore.com>
Sent: Monday, November 5, 2018 12:34 PM
To: kim@kmarq.com; Jeff Hoover
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Donna O'Leary and I live at 1858 Union Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Donna O'Leary
donkie1996@gmail.com

Jeff Hoover

From: Whitney Branco <wordpress@3060fillmore.com>
Sent: Monday, November 5, 2018 8:22 AM
To: kim@kmarq.com; Jeff Hoover
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commisssioners,

My name is Whitney Branco and I live at Work at 1828 Union St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Whitney Branco
whitney@sproutsanfrancisco.com

Jeff Hoover

From: Lia Branning-Chen <wordpress@3060fillmore.com>
Sent: Thursday, November 1, 2018 1:50 PM
To: kim@kmarq.com; Jeff Hoover
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lia Branning-Chen and I live at 2739 Octavia Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lia Branning-Chen
lbranning@icloud.com

Jeff Hoover

From: Royee Chen <wordpress@3060fillmore.com>
Sent: Thursday, November 1, 2018 11:13 AM
To: kim@kmarq.com; Jeff Hoover
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Royee Chen and I live at 2741 Octavia Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor,

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Royee Chen
oryxsf@earthlink.net

From: Christopher dejesus
To:
Subject: I Support 3060 Fillmore Street Friday,
Date: November 23, 2018 9:58:33 AM

Dear President Hillis and Planning Commissioners,

My name is Christopher dejesus and I live at 340 lake merced blvd. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Christopher dejesus
bayareasole88@gmail.com

From: Dave Sikula
To:
Subject: I Support 3060 Fillmore Street
Date: Saturday, November 24, 2018 7:56:44 PM

Dear President Hillis and Planning Commissioners,

My name is Dave Sikula and I live at 1225 Aspen Dr. in Pacifica. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Dave Sikula
dsikula@yahoo.com

From: Douglas Golightly
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 6:27:37 PM

Dear President Hillis and Planning Commissioners,

My name is Douglas Golightly and I live at 2440 Sunrise Road. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Douglas Golightly
s_douglas.golightly@ousd.org

From: Edith
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 1:46:48 PM

Dear President Hillis and Planning Commissioners,

My name is Edith and I live at 207 Bartlett st. SF Ca 94110. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Edith
yiyesperez1999@gmail.com

From: Edward Danielyan
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 6:17:08 PM

Dear President Hillis and Planning Commissioners,

My name is Edward Danielyan and I live at Lafayette. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Edward Danielyan
edko5514@gmail.com

From: Elijah Ellison-Bolton
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 11:43:13 AM

Dear President Hillis and Planning Commissioners,

My name is Elijah Ellison-Bolton and I live at 545 Sansome St, San Francisco, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Elijah Ellison-Bolton
elijahellisonwms2006@yahoo.com

From: Francis Sison
To:
Subject: I Support 3060 Fillmore Street
Date: Monday, November 26, 2018 12:20:13 AM

Dear President Hillis and Planning Commissioners,

My name is Francis Sison and I live at 16 Cypress Ct Millbrae CA 94030. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Francis Sison
fsison2@gmail.com

From: Frank
To:
Subject: I Support 3060 Fillmore Street
Date: Saturday, November 24, 2018 12:19:06 AM

Dear President Hillis and Planning Commissioners,

My name is Frank and I live at 38036 Dundee Common, FREMONT Ca. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Frank
franksol1@sbcgkobal.net

From: George Franklin
To:
Subject: I Support 3060 Fillmore Street
Date: Friday, November 23, 2018 2:20:57 PM

Dear President Hillis and Planning Commissioners,

My name is George Franklin and I live at 102 Rosa Park Lane. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

George Franklin
george.e.franklin@gmail.com

From: Hao wen
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 6:03:10 PM

Dear President Hillis and Planning Commissioners,

My name is Hao wen and I live at 1938 Donner ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Hao wen
raymondwen@att.net

From: Jamie
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 11:26:24 PM

Dear President Hillis and Planning Commissioners,

My name is Jamie and I live at 9713 Lawer St Oakland. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jamie
jemerson39@gmail.com

From: Jennibel Del Rosario
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 12:59:56 PM

Dear President Hillis and Planning Commissioners,

My name is Jennibel Del Rosario and I live at Daly City. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jennibel Del Rosario
jennibelcdelrosario@gmail.com

From: Jill
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 2:58:07 AM

Dear President Hillis and Planning Commissioners,

My name is Jill and I live at 41 Crestwood Dr. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jill
jillian.fernandez45@yahoo.com

From: Joanne
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 10:42:10 AM

Dear President Hillis and Planning Commissioners,

My name is Joanne and I live at 590 Steiner st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Joanne
joannemartinez@gmail.com

From: Joel Suk
To:
Subject: I Support 3060 Fillmore Street
Date: Monday, November 26, 2018 2:02:56 AM

Dear President Hillis and Planning Commissioners,

My name is Joel Suk and I live at 1055 Kains Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Joel Suk
sukjoel29@gmail.com

From: John Michael Belison
To:
Subject: I Support 3060 Fillmore Street
Date: Friday, November 23, 2018 2:25:45 PM

Dear President Hillis and Planning Commissioners,

My name is John Michael Belison and I live at 100 Boyd Road, Pleasant Hill. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

John Michael Belison
johnandgenato@hotmail.com

From: José Perez
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 12:55:29 PM

Dear President Hillis and Planning Commissioners,

My name is José Perez and I live at Hayward. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

José Perez
sinaloa51028@yahoo.com

From: Julianne
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 11:29:39 PM

Dear President Hillis and Planning Commissioners,

My name is Julianne and I live at San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Julianne
chiongjulianne@gmail.com

From: Katoa Ahau
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 12:20:52 PM

Dear President Hillis and Planning Commissioners,

My name is Katoa Ahau and I live at 744 Arguello Blvd.. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Katoa Ahau
katoa.ahau@gmail.com

From: Kelechi
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 12:40:44 PM

Dear President Hillis and Planning Commissioners,

My name is Kelechi and I live at 880 37th st Oakland ca. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kelechi
kemeziem24@gmail.com

From: Kevin Morris
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 3:27:03 PM

Dear President Hillis and Planning Commissioners,

My name is Kevin Morris and I live at 5272 Proctor Road, Castro Valley. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kevin Morris
kr.morris@yahoo.com

From: lisa
To:
Subject: I Support 3060 Fillmore Street
Date: Friday, November 23, 2018 5:48:59 PM

Dear President Hillis and Planning Commissioners,

My name is lisa and I live at 955 silver. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

lisa
xxclairebanixx@aim.com

From: Luan le
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 9:45:17 AM

Dear President Hillis and Planning Commissioners,

My name is Luan le and I live at 1922 Lombard st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Luan le
taqman15@gmail.com

From: Marie J
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 9:36:39 PM

Dear President Hillis and Planning Commissioners,

My name is Marie J and I live at Concord, California. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Marie J
sheppey7_uk@yahoo.com

From: Mark Mercado
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 6:52:53 PM

Dear President Hillis and Planning Commissioners,

My name is Mark Mercado and I live at Daly City. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Mark Mercado
mark.mercado@ucsf.edu

From: MATTHEWROMEROMARIANO
To:
Subject: I Support 3060 Fillmore Street
Date: Saturday, November 24, 2018 7:36:18 PM

Dear President Hillis and Planning Commissioners,

My name is MATTHEWROMEROMARIANO and I live at 336 El cortez Ave South San Francisco, Ca. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

MATTHEWROMEROMARIANO
romeromarianom@gmail.com

From: Miles
To:
Subject: I Support 3060 Fillmore Street
Date: Saturday, November 24, 2018 12:04:10 AM

Dear President Hillis and Planning Commissioners,

My name is Miles and I live at 125 Cambon Dr. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Miles
mllrmiles@gmail.com

From: Nathaniel Rulloda
To:
Subject: I Support 3060 Fillmore Street
Date: Saturday, November 24, 2018 10:26:18 AM

Dear President Hillis and Planning Commissioners,

My name is Nathaniel Rulloda and I live at 1400 Mission st SF ca 94103. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Nathaniel Rulloda
nate.rulloda@gmail.com

From: [Omar](#)
To:
Subject: I Support 3060 Fillmore Street
Date: Friday, November 23, 2018 3:17:46 PM

Dear President Hillis and Planning Commissioners,

My name is Omar and I live at 225 Flornoy st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Omar
omarrules91@gmail.com

From: Ordy Tamos Foo
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 10:14:00 AM

Dear President Hillis and Planning Commissioners,

My name is Ordy Tamos Foo and I live at San Rafael, California. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ordy Tamos Foo
realbeast415@gmail.com

From: ralph
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 7:26:18 PM

Dear President Hillis and Planning Commissioners,

My name is ralph and I live at 30849 Vanderbilt St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

ralph
stillballin011@gmail.com

From: Sam Black
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 7:32:43 PM

Dear President Hillis and Planning Commissioners,

My name is Sam Black and I live at 3029 Fillmore st.. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Sam Black
fredericksen.hardware@gmail.com

From: [Sara P.](#)
To:
Subject: I Support 3060 Fillmore Street
Date: Friday, November 23, 2018 10:17:49 PM

Dear President Hillis and Planning Commissioners,

My name is Sara P. and I live at Millbrae. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Sara P.
emailmesara23@gmail.com

From: Sheng Hsu
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 3:57:13 PM

Dear President Hillis and Planning Commissioners,

My name is Sheng Hsu and I live at 11 Dolores Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Sheng Hsu
shengfhsu@gmail.com

From: Sierra Martin
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 7:51:25 AM

Dear President Hillis and Planning Commissioners,

My name is Sierra Martin and I live at 3517 Saddlebrook Place, Dublin, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Sierra Martin
sierranm1114@yahoo.com

From: Suzanne Chou
To:
Subject: I Support 3060 Fillmore Street
Date: Saturday, November 24, 2018 12:23:00 AM

Dear President Hillis and Planning Commissioners,

My name is Suzanne Chou and I live at 2450 Erin Place, South San Francisco, CA 94080. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Suzanne Chou
sfcitygal415@gmail.com

From: Trish Carag
To:
Subject: I Support 3060 Fillmore Street
Date: Wednesday, November 21, 2018 8:20:49 PM

Dear President Hillis and Planning Commissioners,

My name is Trish Carag and I live at 1450 Clay St, San Francisco, California 94109. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Trish Carag
trishcake96@gmail.com

From: Vidur Khanna
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 9:42:08 PM

Dear President Hillis and Planning Commissioners,

My name is Vidur Khanna and I live at Russian hill. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Vidur Khanna
khannavidur@hotmail.com

From: Vincent Osorio
To:
Subject: I Support 3060 Fillmore Street
Date: Thursday, November 22, 2018 10:04:45 PM

Dear President Hillis and Planning Commissioners,

My name is Vincent Osorio and I live at 490 31st Ave #103, SF, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Vincent Osorio
vince.osorio01@gmail.com

From: Waldo
To:
Subject: I Support 3060 Fillmore Street
Date: Sunday, November 25, 2018 10:05:47 AM

Dear President Hillis and Planning Commissioners,

My name is Waldo and I live at San Rafael, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Waldo
waldodiaz24@gmail.com

From: Kimberly Chen <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:01 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Kimberly Chen and I live at 100 Van Ness Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kimberly Chen
kimberlyichen@gmail.com

From: Christina Ho <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:38 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Christina Ho and I live at 1510 Eddy Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Christina Ho
bambooo@gmail.com

From: Mary Nadine Kane <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:17 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Mary Nadine Kane and I live at 3047 Steiner Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Mary Nadine Kane
mnkane@gmail.com

From: Lizzy Bates <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:15 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lizzy Bates and I live at 2947 Steiner St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lizzy Bates
lizzybates@gmail.com

From: Jenna Bigham <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:13 PM

To: richhillisf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Jenna Bigham and I live at 1758 Larkin St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jenna Bigham
jennabigham@gmail.com

From: Ashlie Tubb <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:37 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneyfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Ashlie Tubb and I live at 1995 Chestnut Street, San Francisco, CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ashlie Tubb
atubb04@gmail.com

From: Hilarie <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:36 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Hilarie and I live at 3645 Buchanan St.. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Hilarie

bellishilarie@gmail.com

From: Lexie Perrella <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:26 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lexie Perrella and I live at 2 Casa Way, Apt 102, San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lexie Perrella

lexie.perrella@gmail.com

From: Shannon <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:26 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Shannon and I live at 2363 Van Ness Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Shannon
shannon.dodani@gmail.com

From: Meredith Doody <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:39 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Meredith Doody and I live at 1928 Lombard st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Meredith Doody
meredoody@yahoo.com

From: Shelley Newhouse <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:38 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Shelley Newhouse and I live at 1471 Jackson St, Apt 5. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Shelley Newhouse
shelley.newhouse@gmail.com

From: Marissa Rodriguez <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:32 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Marissa Rodriguez and I live at 2190 Beach. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Marissa Rodriguez
marissa.rodriguez626@gmail.com

From: Evan Steele <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:32 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Evan Steele and I live at 1968A Green Street, A. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Evan Steele

evanmariesteele@gmail.com

From: Hillary O'Connell <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:27 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Hillary O'Connell and I live at 2952 California Street, Apt. 1. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Hillary O'Connell
h.anne.oconnell@gmail.com

From: Jenna <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:35 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Jenna and I live at 1911 Greenwich Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jenna

jengurvis@gmail.com

From: Carli Roth <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:35 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneyfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Carli Roth and I live at 3455 Pierce Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Carli Roth
carliproth@gmail.com

From: Melissa Iagull <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:34 PM
To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneyfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Melissa Iagull and I live at 2215 North Point ST. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Melissa Iagull
miagulli@gmail.com

From: Ziyu Wang <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:34 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Ziyu Wang and I live at 3326 Laguna Street #201. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ziyu Wang
zwang115@gmail.com

From: Nicole Hall <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:25 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Nicole Hall and I live at 1720 Divisadero St.. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Nicole Hall
nikkih1643@gmail.com

From: Rickell <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:32 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Rickell and I live at 1040 Leavenworth Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Rickell
rickellreid@gmail.com

From: Corinne Limbach <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:32 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Corinne Limbach and I live at 3201 Washington st apt 12 San Francisco ca 94115. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Corinne Limbach
cori1021@gmail.com

From: Emily Harrington <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:32 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Emily Harrington and I live at 580 McAllister Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Emily Harrington
emilyharrington15@gmail.com

From: Shaya <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:31 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Shaya and I live at 2382 Union St., San Francisco CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Shaya
sfidel123@gmail.com

From: Stephanie Schembri <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:31 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
millicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Stephanie Schembri and I live at 1674 Filbert St #7, San Francisco 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Stephanie Schembri
stephaniemschembri@gmail.com

From: Stefanie Rockers <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:30 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Stefanie Rockers and I live at 3711 Fillmore St, Apt 305. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Stefanie Rockers
stefanierockers@gmail.com

From: Lauren Sandelin <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:30 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneyfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lauren Sandelin and I live at 3325 Steiner St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren Sandelin

lmsandelin@gmail.com

From: Claire nelson <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:30 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Claire nelson and I live at 1560 Green Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Claire nelson
clairenelson9994@gmail.com

From: Tara <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:29 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Tara and I live at 1607 Pacheco Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Tara

tm_alvarez517@yahoo.com

From: Christa Brown <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:27 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Christa Brown and I live at 891 Beach Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Christa Brown
christa.brown@compass.com

From: Carlee Williams <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:26 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Carlee Williams and I live at 1732 Cabrillo st San Francisco ca 94121. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Carlee Williams
carleemwilliams@gmail.com

From: Michelle Dravis <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:26 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Michelle Dravis and I live at 225 Mallorca Way, San Francisco, CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Michelle Dravis
medravis@bu.edu

From: gianna duran <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:24 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is gianna duran and I live at 2241 Polk Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

gianna duran
gianna.m.duran@gmail.com

From: Lauren <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:24 PM

To: richhillisf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lauren and I live at 1595 Pacific Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren

laurenbirks9@sbcglobal.net

From: emma smith <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:24 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is emma smith and I live at 1932 WEBSTER ST. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

emma smith
esmith@lcmsschools.org

From: Jonathan O'Connor <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:23 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Jonathan O'Connor and I live at 1447 Lombard Street, Unit 2. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jonathan O'Connor
jboconnor@gmail.com

From: Kasee Kinzler <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:23 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Kasee Kinzler and I live at 2144 Green st, Apt. 9, SF CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kasee Kinzler

kasee.kinzler@gmail.com

From: Matthew Stern <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:23 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Matthew Stern and I live at 2677 Larkin Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Matthew Stern
sternairs@gmail.com

From: Sage Perry <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:22 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Sage Perry and I live at 1349 Greenwich St., Apt 8. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Sage Perry
sageperry2013@gmail.com

From: Rachel Norris <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:22 PM

To: richhillssf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Rachel Norris and I live at 3600 Fillmore Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Rachel Norris
rnorris@salesforce.com

From: Dana Prostano <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:22 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
millicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Dana Prostano and I live at 2955 clay street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Dana Prostano
dprostano@gmail.com

From: Emily Franklin <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:22 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Emily Franklin and I live at 180 Mallorca Way, Apt. 208. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Emily Franklin

TheEmFrank@gmail.com

From: Tammi Yee <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:22 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Tammi Yee and I live at 1796 Beach Street, San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Tammi Yee
sunnydayz19@gmail.com

From: Gina Alamillo <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:21 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Gina Alamillo and I live at 650 Chestnut Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Gina Alamillo
ginamarie.alamillo@gmail.com

From: BRITTANY JOHNSON <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:21 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is BRITTANY JOHNSON and I live at 2677 Larkin St, Apt 502. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

BRITTANY JOHNSON
bejohnson86@gmail.com

From: Kristin Rittenhouse <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:20 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Kristin Rittenhouse and I live at 448 Laurel Street Apt 5. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kristin Rittenhouse
Krgutenkunst@gmail.com

From: Miranda Cornejo <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:20 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Miranda Cornejo and I live at 2 Casa Way. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Miranda Cornejo
miranda.fath.cornejo@gmail.com

From: Brooke Maute <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:20 PM
To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Brooke Maute and I live at 3759 Fillmore Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Brooke Maute
brookemaute@gmail.com

From: Stephanie Tarlow <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:20 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Stephanie Tarlow and I live at 3423 Fillmore St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Stephanie Tarlow
stlow21@gmail.com

From: Clarice Guido <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:20 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Clarice Guido and I live at 2101 Beach Street #101. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Clarice Guido
clarice.guido@gmail.com

From: Sabrina Shahani <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:20 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Sabrina Shahani and I live at 1222 Harrison Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Sabrina Shahani
sshahani1@gmail.com

From: Leah Feinstein <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:19 PM
To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Leah Feinstein and I live at 1800 Franklin Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Leah Feinstein
feinstein.leah@gmail.com

From: Lauren Reyes <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 1:19 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lauren Reyes and I live at 2641 Franklin St., Apt 2. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren Reyes
lauren3242@gmail.com

From: Lauren Meade <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 12:32 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lauren Meade and I live at 1648 Filbert Street, San Francisco, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren Meade
meade.lauren@gmail.com

From: Lauren Kugler <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:51 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Lauren Kugler and I live at 1266 Chestnut Street,, apt 4. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren Kugler
lfkugler@gmail.com

From: Taylor Walsh <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:48 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Taylor Walsh and I live at 3720 Scott st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Taylor Walsh
tnicolewalsh@gmail.com

From: Madeline <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:55 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Madeline and I live at 44 Cervantes Blvd #301 , San Francisco 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Madeline
madi516@gmail.com

From: Jalayne Arias <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 2:56 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Jalayne Arias and I live at 59 Lupine Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jalayne Arias
jjnarias@gmail.com

From: Maura McInerney-Rowley <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 3:27 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Maura McInerney-Rowley and I live at 3038 fillmore street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Maura McInerney-Rowley
maura.mcinerneyrowley@gmail.com

From: Natalie Dow <wordpress@3060fillmore.com>

Date: November 30, 2018 at 3:44:11 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <nataliekdow@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Natalie Dow and I live at 980 Oak St, 2. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Natalie Dow

nataliekdow@gmail.com

From: Tori Perrella <wordpress@3060fillmore.com>

Date: November 30, 2018 at 3:47:35 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <tori.perrella@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Tori Perrella and I live at 1999 Green St, San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Tori Perrella

tori.perrella@gmail.com

From: Emily Leppek <wordpress@3060fillmore.com>

Date: November 30, 2018 at 3:53:57 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <evleppek@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Emily Leppek and I live at 2601 Greenwich St Apt 6. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Emily Leppek
evleppek@gmail.com

From: Hillary Pederson <wordpress@3060fillmore.com>

Date: November 30, 2018 at 3:54:45 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodnevfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <hillarypederson@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Hillary Pederson and I live at 1875 Pacific Ave, APT 303. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Hillary Pederson

hillarypederson@gmail.com

From: Connie Yang <wordpress@3060fillmore.com>

Date: November 30, 2018 at 3:58:40 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodnevfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <connie.yang06@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Connie Yang and I live at 889 North Point St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Connie Yang

connie.yang06@gmail.com

From: Karen Harris <wordpress@3060fillmore.com>

Sent: Monday, December 3, 2018 12:25 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Karen Harris and I live at 1104 Shadyslope Drive, Santa Rosa, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Karen Harris
msharris@sbcglobal.net

From: Leland Ortega <wordpress@3060fillmore.com>

Sent: Monday, December 3, 2018 12:19 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Leland Ortega and I live at 2144 Green St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Leland Ortega
lelandortega@sbcglobal.net

From: Brittany Zajic <wordpress@3060fillmore.com>

Sent: Monday, December 3, 2018 11:33 AM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Brittany Zajic and I live at 171 Magnolia Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Brittany Zajic
brittanyzajic@gmail.com

From: Caroline Blair <wordpress@3060fillmore.com>
Sent: Monday, December 3, 2018 9:01 AM
To: richhillisf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Caroline Blair and I live at 2327 Laguna Street, San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Caroline Blair
cpbswim@comcast.net

From: Diana <wordpress@3060fillmore.com>

Date: December 2, 2018 at 5:06:39 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneymfong.com>, <millicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <dianabrigham@yahoo.com>

Dear President Hillis and Planning Commissioners,

My name is Diana and I live at Steiner St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Diana

dianabrigham@yahoo.com

From: Bree Brooks <wordpress@3060fillmore.com>

Date: December 2, 2018 at 2:50:20 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneymfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <breebrooks@att.net>

Dear President Hillis and Planning Commissioners,

My name is Bree Brooks and I live at 1915 greenwich street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Bree Brooks
breebrooks@att.net

From: Mishaal Abbasi <wordpress@3060fillmore.com>

Date: December 1, 2018 at 4:55:57 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <mishaal.abbasi@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Mishaal Abbasi and I live at 3640 Fillmore. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Mishaal Abbasi
mishaal.abbasi@gmail.com

From: Leah Hegyi <wordpress@3060fillmore.com>

Date: December 1, 2018 at 4:38:56 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneymfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <leahhegyi@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Leah Hegyi and I live at 2673 Greenwich Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Leah Hegyi
leahhegyi@gmail.com

From: Ashley Shippey <wordpress@3060fillmore.com>

Date: December 1, 2018 at 3:05:17 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <ashley.shippey@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Ashley Shippey and I live at 822 Filbert Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ashley Shippey

ashley.shippey@gmail.com

From: Brian Hmelyar <wordpress@3060fillmore.com>

Date: December 1, 2018 at 2:15:58 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <brian.hmelyar@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Brian Hmelyar and I live at 1700 Beach St, San Francisco, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Brian Hmelyar

brian.hmelyar@gmail.com

From: Jason House <wordpress@3060fillmore.com>

Date: November 30, 2018 at 9:05:54 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodnevfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <jason.o.s.house@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Jason House and I live at 3123 Steiner St, San Francisco, CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jason House

jason.o.s.house@gmail.com

From: Michelle <wordpress@3060fillmore.com>

Date: November 30, 2018 at 11:01:43 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <mhou21@aol.com>

Dear President Hillis and Planning Commissioners,

My name is Michelle and I live at 2314 California St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Michelle
mhou21@aol.com

From: Erica Augustine <wordpress@3060fillmore.com>

Date: December 1, 2018 at 2:48:22 AM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <eaarn4@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Erica Augustine and I live at 179 Alhambra St #303. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Erica Augustine
eaarn4@gmail.com

From: Gina Gunderson <wordpress@3060fillmore.com>

Date: December 1, 2018 at 4:58:07 AM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <ginalgunderson@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Gina Gunderson and I live at 990 Bay St San Francisco CA 94109. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Gina Gunderson
ginalgunderson@gmail.com

From: ELIZABETH AUSTIN <wordpress@3060fillmore.com>

Date: November 30, 2018 at 7:32:15 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodnevfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <ms.austin1@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is ELIZABETH AUSTIN and I live at 3330 Pierce St., San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

ELIZABETH AUSTIN

ms.austin1@gmail.com

From: Steisy Hidalgo <wordpress@3060fillmore.com>

Date: November 30, 2018 at 6:55:02 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodneyfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <Steisyharlen@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Steisy Hidalgo and I live at 2912 Van Ness Avenue. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Steisy Hidalgo

Steisyharlen@gmail.com

From: Katlyn G <wordpress@3060fillmore.com>

Date: November 30, 2018 at 5:52:04 PM PST

To: <richhillissf@gmail.com>, <myrna.melgar@sfgov.org>, <planning@rodnevfong.com>, <milicent.johnson@sfgov.org>, <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <dennis.richards@sfgov.org>, <Commissions.Secretary@sfgov.org>, <Christopher.may@sfgov.org>, <kim@kmarq.com>, <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Reply-To: <kat.aurora12@gmail.com>

Dear President Hillis and Planning Commissioners,

My name is Katlyn G and I live at 3123 Steiner Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Katlyn G

kat.aurora12@gmail.com

From: Chloe Hop <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 5:45 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Chloe Hop and I live at 1674 Filbert Street #7. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Chloe Hop
chloe.hop1@gmail.com

From: Audrey Melville <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 5:33 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Audrey Melville and I live at 1162 Vallejo Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Audrey Melville
audrey.melville@gmail.com

From: Somer Stiles <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 5:17 PM
To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>
Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Somer Stiles and I live at 3130 Broderick st. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Somer Stiles
ssbiles1@mac.com

From: Casey O'Reilly <wordpress@3060fillmore.com>

Sent: Friday, November 30, 2018 5:12 PM

To: richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; Commissions.Secretary@sfgov.org; Christopher.may@sfgov.org;
kim@kmarq.com; Luis Cuadra <LCuadra@bergdavis.com>

Subject: I Support 3060 Fillmore Street

Dear President Hillis and Planning Commissioners,

My name is Casey O'Reilly and I live at 1863 Lombard Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Casey O'Reilly
oreilly.a.casey@gmail.com

3060 Fillmore Street Petition



Dear Supervisor Stefani, Union Street Merchants, and the San Francisco Planning Commission,

We, the undersigned and neighbors, business owners, and residents of San Francisco and the Marina/Cow Hollow neighborhoods support CenterCal Properties' proposal for 3060 Fillmore Street for Shake Shack and Rumble Fitness. The proposal will provide new, fun retail options and will be an anchor near the Union Street corridor.

Name	Signature	Address	Email	I am a neighborhood business owner
PERRY BUTLER		1944 UNION ST	PERRY@PERRYLSSF.COM	<input checked="" type="checkbox"/>
Jesse Kay-Lauer		2095 CHESTNUT ST.	JESSE@GLAZETAPE.COM	<input checked="" type="checkbox"/>
CHRIS FOGARTY		2036 Lombard St.	CHRIS@STOCKINTRADSF.COM	<input checked="" type="checkbox"/>
Quan Khua		201 Lombard St.	Quan@pokefine.com	<input checked="" type="checkbox"/>
Clarence Wong		2101 Lombard St	clawong1215@chad.com	<input checked="" type="checkbox"/>
Joe Woy		2101 Lombard St	woy-woy@joe.com	<input checked="" type="checkbox"/>
Tiffany Lam		2101 Lombard St	TDLAMUWA@gmail.com	<input checked="" type="checkbox"/>
Vincent Lo		1638 North Pt	vincentkto@aol.com	<input checked="" type="checkbox"/>
JEFF JURAW		3231 FILLMORE	JJURAW@RD-SF.COM	<input checked="" type="checkbox"/>
Hugo Gumban		2140 Union St	hugob@bristolsf.com	<input checked="" type="checkbox"/>

Received at CPC Hearing 12/6/18
A. Kirby

Chloe V. Angelis

Subject: RE: Sacramento Street Merchants support Susie Cakes at Laurel Village

From: Traci Teraoka <traciteraoka@mac.com>
Sent: Thursday, November 29, 2018 2:50 PM
To: Houston Striggow <houston.striggow@susiecakes.com>
Subject: Sacramento Street Merchants support Susie Cakes at Laurel Village

Nov 29, 2018

To the SF Planning Dept:

I fully support the opening of SusieCakes Bakery on California St in Laurel Village. They are a wonderful neighborhood focused business that would be a real plus for the whole neighborhood. They have proven themselves to be thoughtful, successful business at their shop on Chestnut St. in the Marina.

Regards,

Traci Teraoka
President, Sacramento Street Merchants Assoc.
Owner, Poetica Art & Antiques
3461 Sacramento Street
San Francisco, CA 94118

415-637-5837



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

From: **Houston Striggow** <houston.striggow@susiecakes.com>

Date: Tue, Nov 27, 2018 at 5:40 PM

Subject: RE: do you know the names or owners of any of the shops on our stretch of Calif St?

To: Thad Logan <tlogan@retailwestinc.com>

Dear Houston,

As a property and business owner at 3490 California Street, I am in total support of SusieCakes Bakery opening on California Street in Laurel Village.

As a small business with an excellent reputation, SusieCakes would be a wonderful addition to the neighborhood.

Sincerely,

Stella Chu

Litke Properties

(415) 922-0178

I will then forward to the planner.

Houston Striggow

From: [Houston Striggow](#)
To: [Chloe V. Angelis](#)
Subject: FW: SusieCakes in Laurel Village
Date: Wednesday, November 28, 2018 12:34:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I will let you forward. One more coming.

Houston Striggow
Co-Founder

"If you are not serving the guest, you need to be serving someone who is."

SusieCakes Bakeries
1748 Berkeley St.
Santa Monica, CA 90404
O: 310-453-2253 x118
C: 312-933 5858



Follow us    

From: Michael Tucker <mtucker@booksinc.net>
Sent: Wednesday, November 28, 2018 12:04 PM
To: Houston Striggow <houston.striggow@susiecakes.com>
Subject: SusieCakes in Laurel Village

Huston

I was very pleased to hear that your bakery is planning to open next to our Books Inc. store here in Laurel Village.

It will be a very welcome addition to revitalizing our neighborhood center. Our Marina store has benefited by having you down the block so we are very excited to have you right next door, as are our customers, the buzz from them has been great.

I look forward to meeting you in person and discuss how we might collaborate on events.

All the best,
Michael

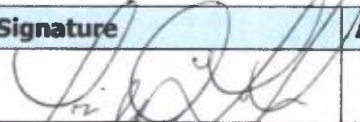

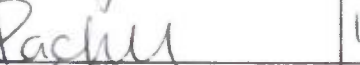
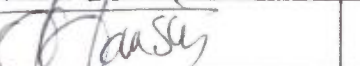






Michael Tucker

President, Books Inc.

1501 Vermont Street
San Francisco, CA 94107
Office 415-643-3400 Ext 118
Mobile 415-652-7563

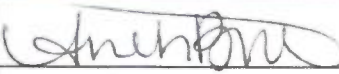

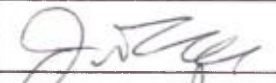
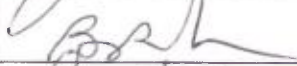
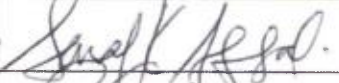
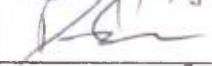


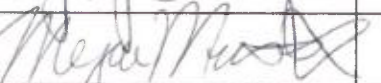
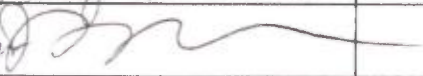
Petition in Support of SusieCake's Application to the Planning Department to open its 3509 California Street location

Petition summary and background	SusieCakes was founded in 2007 with the intent to bring back the old-fashioned neighborhood bakery – where products are made entirely from scratch. We have a bakery in the Marina that opened in 2010, and another at 50 Fremont, which opened in 2018. Because it has more than 11 locations, SusieCakes is required to obtain a conditional use authorization from the Planning Commission for its operation. Your signature below indicates your support of SusieCakes in its pursuit of the necessary City approvals in order to open a new bakery.
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Printed Name	Signature	Address	Comment, if any	Date
Toni De La Torre		1369 Hyde St	YES!	11/28/18
Andrett Schwartz		Locust, SF		11/28/18
Rachel Yarnold		1710 Anza St	Please!	11/28/18
CARMEN HANSON		MAIN ST. SF	YES	11/28/18
MONICA MORALES		5022 Volterra Ct	YES	11/28/18
Jackson Herbud			Yes!	12/28/18
Tracey Tekjea			Yes	12/28/18
Tiana Minard			YES!	12/28/18
Narvik Maman		1582 5th St	Yes!	11/28/18
Erken Serrano		728 Alabama St. SF #108	YES	11/28/18

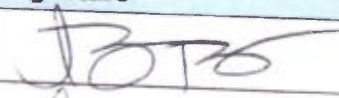




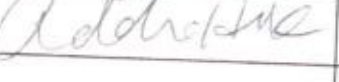
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Amber Byers				11/28/18
Vandhanjit Kaur				11/28/18
D. Borten				11/28/18
Billy Polson				11/28/18
Sarah As Salihu			MISSION!	11/28/18
Dick Camilli				11/28/18
Aimee BROAD			East Bay	11/28/18
Leilayasi			East Bay	11/28/18
Megan Murphy				11/28/18
Radhika Thakkar				11/28/18



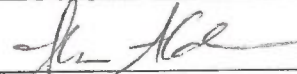
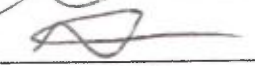



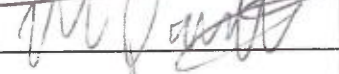
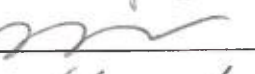

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Jenny Bowers		60 Spear St, 7 th Floor	I ♥ SusieCakes	12/3
HERA DONATO		9210 Benicia Rd, Vallejo	SUSIE'S IS THE BEST!	12/3
JORIN KOPPEL		425 Market	GREAT CUSTOMER SERVICE!	12/3
Lauren Pamish		1598 Bay Street		12/3
Marisa Hillard		1303 Fell St	♥ Susie Cakes	12/3
Addie Hinkle		415 Mission St		12/3

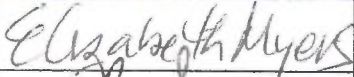


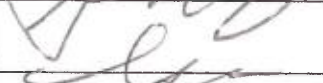

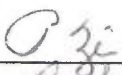

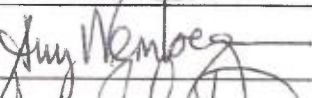
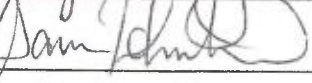

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Javier Rivilla		SF	—	11/28
Rochelle Vandermere		Low Hollow, SF		11/28
Alan Alden		2312 Greenwich, SF		11/28
Nellyn Heckman		SF 94123		11/28
TERRY LAIVE		450 HARRISON ST	OPEN SOON!	11/28
Myniah Wood		190 Alhambra St, #9		11/28
Keira Anderson		120 Navara Dr. Scotts Valley, CA		11/28
Michael Bancroft		2345 Fulbert St		11/28
Kate Adiego		3233 Steiner 94123		11/28
Sumi Banerjee		245 Carl St SF		11/28

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Elizabeth Myers		2240 North Point	LOVE SUSIE CAKES	11/28
Reuben Wurtans		2663 25 th Ave. SF	The Best Cak	11/28
Sarah Leary		1913 Vallejo St SF	Let us eat cupcakes	11/28
Suzi Chan		3522 Geary Blvd #2	Love	11/28
Tom Davu		3461 Washington St		11/29
Pat Zin		1801 Wedemeyer St	The Best	11/30
Pat Zin				
Amy Wembeger		1800 Broadway #401	YES!	12/1
SARA JOHNSTON		41 BANNAM	YES	12/3
Chastity Stokes		351 ANZA	yes!	12/3

Received at CPC Hearing 12/6/18
D. Wislow

Driveway and Cars on 400 Block of Duncan Street



