Planning Commission Project Summary and DRAFT MOTION

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

Reception:

415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM
HEARING DATE: FEBRUARY 4, 2016

 Date Prepared:
 January 25, 2016

 Case No.:
 2015-014877CUA

Project Address: 3325 Sacramento Street

Zoning: Sacramento Street Neighborhood Commercial District (NCD)

40-X Height and Bulk District

Block/Lot: 1021 / 026

Project Sponsor: Hilary Hubbard, AIA hilary@hubbardgodfrey.com

Hubbard Godfrey Architects, Inc.

3137 Geary Boulevard San Francisco, CA 94118

Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections <u>303</u>, <u>724.52</u>, and <u>790.116</u>, for a change of use from a Retail toy store (d.b.a. The Ark) to a Retail and Personal Service use with accessory Medical Service (d.b.a. SkinSpirit), located on the ground floor of an existing two-story commercial building, within the Sacramento Street NCD (Neighborhood Commercial District), and 40-X Height and Bulk District. This project has been reviewed under the Community Business Priority Processing Program (<u>CB3P</u>).

REQUIRED COMMISSION ACTION

In the Sacramento Street Neighborhood Commercial District (NCD) Zoning District, a Conditional Use Authorization is required by Planning Code Section <u>724.52</u> for a Personal Service use at the 1st Floor.

DECISION

Based on information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2015-014877CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated December 31, 2015, and stamped "EXHIBIT B."

CB3P CHECKLIST	Required Criteria		eria	
	ete & ate	plete or quate	Not required and / or not applicable	
	Complete adequate	Incomplete and / or inadequate	Not require and / or no applicable	Comments (if any)
Project Sponsor's application	Х			
CB3P eligibility checklist	Х			
Planning Code §101.1 findings	Х			
Planning Code §303(c) findings	Х			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or				
§303(m) findings for grocery store removals			X	
Photographs of the site and/or context	Х			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorical Exemption (CatEx)

Additional Information			
Notification Period	1/15/2016 – 2/4/2016 (20 days mailing; 20 days newspaper; 20 days posted).		
Number and nature of public comments received	The Department has received five letters of support and one email in opposition to the project.		
Number of days between filing and hearing	86 days.		

Generalized Basis for Approval

The project is necessary and desirable for, and compatible with the neighborhood as it would activate a vacant 2,400 square foot tenant space with a Retail and Personal Service use. The Retail portion of this business will occupy the front of the tenant space, activating the storefront along Sacramento Street, placing the less active Personal Service use (facial treatments) and accessory Medical Service use (cosmetic injections/laser treatments) at the rear. The Medical Service Use is considered an accessory use because it occupies less than one-third of the total tenant space. The Project will also restore the historic clerestory windows along the Sacramento Street storefront. SkinSpirit is a locally owned and operated small business.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 4, 2016.

AYES:		
NAYS:		
ABSENT:		Jonas P. Ionin
ADOPTED:	February 4, 2016	Commission Secretary

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

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

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections <u>303</u>, <u>724.52</u>, and <u>790.116</u>, for a change of use from a Retail toy store (d.b.a. The Ark) to a Retail and Personal Service use with accessory Medical Service (d.b.a. SkinSpirit), located on the ground floor of an existing two-story commercial building, within the Sacramento Street NCD (Neighborhood Commercial District), and 40-X Height and Bulk District; in general conformance with plans, dated December 31, 2015, and stamped "EXHIBIT B" included in the docket for Record No. **2015-014877CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 4, 2016** 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 **February 4, 2016** 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 - COMPLIANCE AT PLAN STAGE

- 6. **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.
 - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 7. **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 415-558-6378, www.sf-planning.org
- 8. **Signs.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.
 - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

- 9. **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
- 10. **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

11. Active Retail Use & Limits on Medical Service Use. This approval is granted to establish an active Retail use at the street, with Personal Service and Medical Service uses occupying the rear of the tenant space. Any modifications that result in the Retail space not occupying the first 25-feet of the storefront will require a new Conditional Use authorization from the Planning Commission. Furthermore, any modifications that will result in the Medical Service use occupying more than one-third of the total floor area is not permitted, as it will no longer be considered an accessory use.

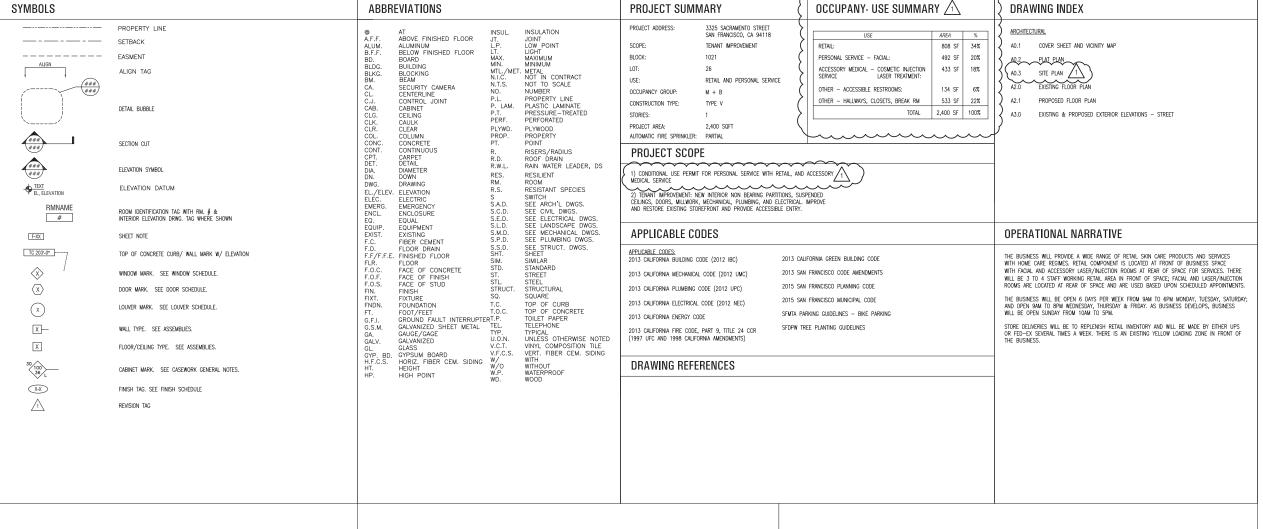
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

- 12. **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
- 13. **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
- 14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
 - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 15. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
 - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

SKINSPIRIT TENANT IMPROVEMENT 3325 SACRAMENTO STREET - CHANGE OF USE



12.31.15 REVISED CONDITIONAL USE APPLICATION PRE-APPLICATION MEETING

SkinSpirit

SAN FRANCISCO, CALIFORNIA 94118

HUBBARDGODFREY.COM

REUBEN, JUNIUS & ROSE, LLP

ONE BUSH STREET, SUITE 600

SAN FRANCISCO, CA 94104

HUBBARD GODFREY ARCHITECTS INC

REVISIONS

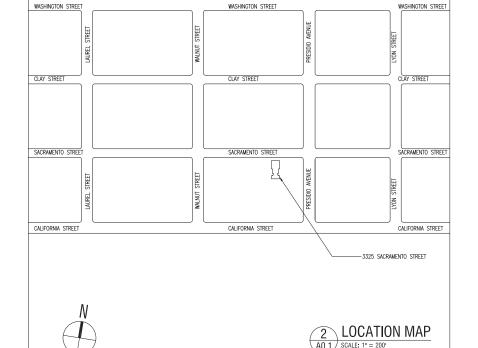
KEY PLAN

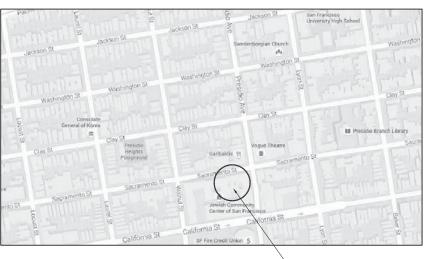
CHANGE OF USE - RETAIL WITH PERSONAL SERVICE 3325 SACRAMENTO STREET SAN FRANCISCO CALIFORNIA 94118

PROJECT INFORMATION

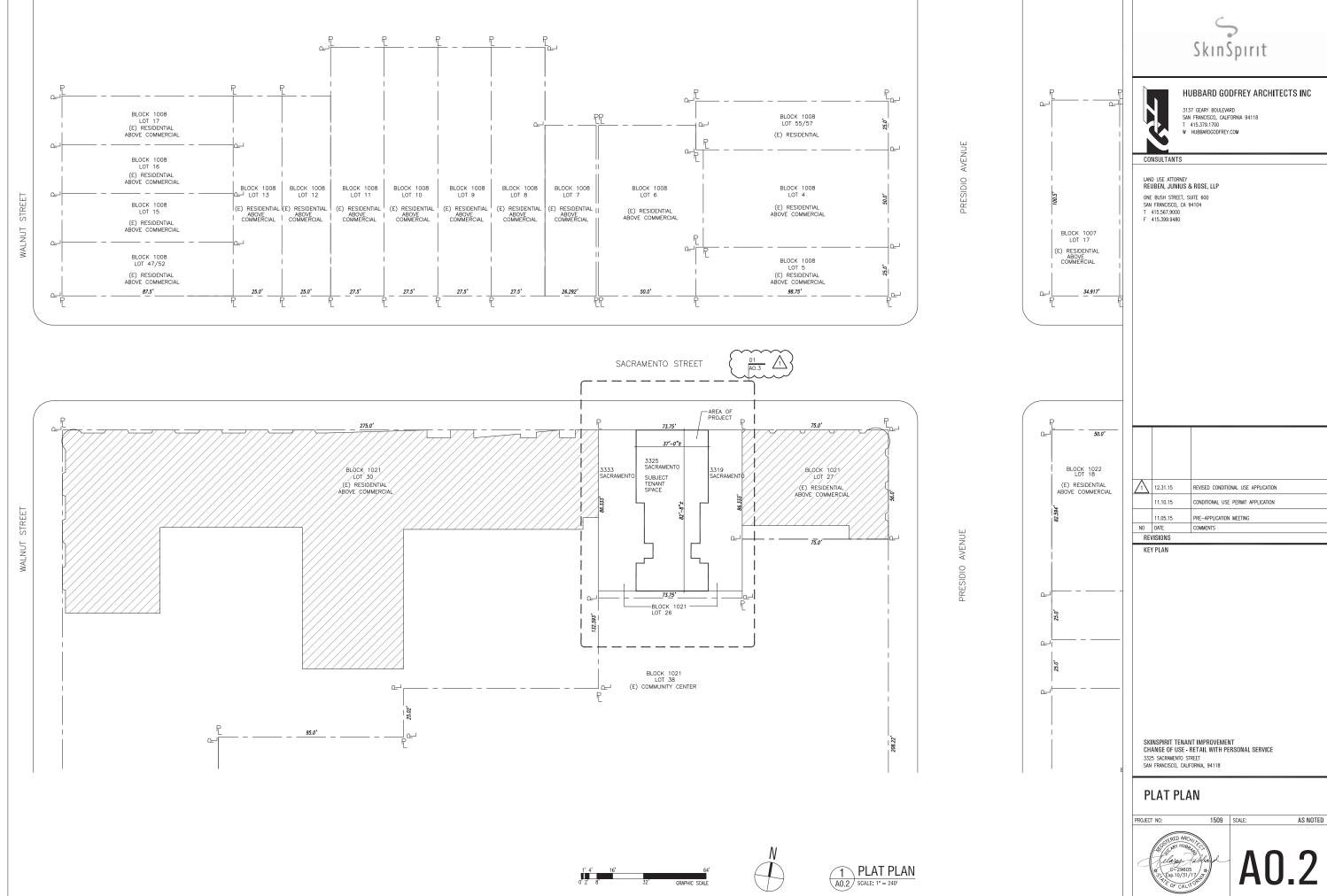
VICINITY MAP

-3325 SACRAMENTO STREET

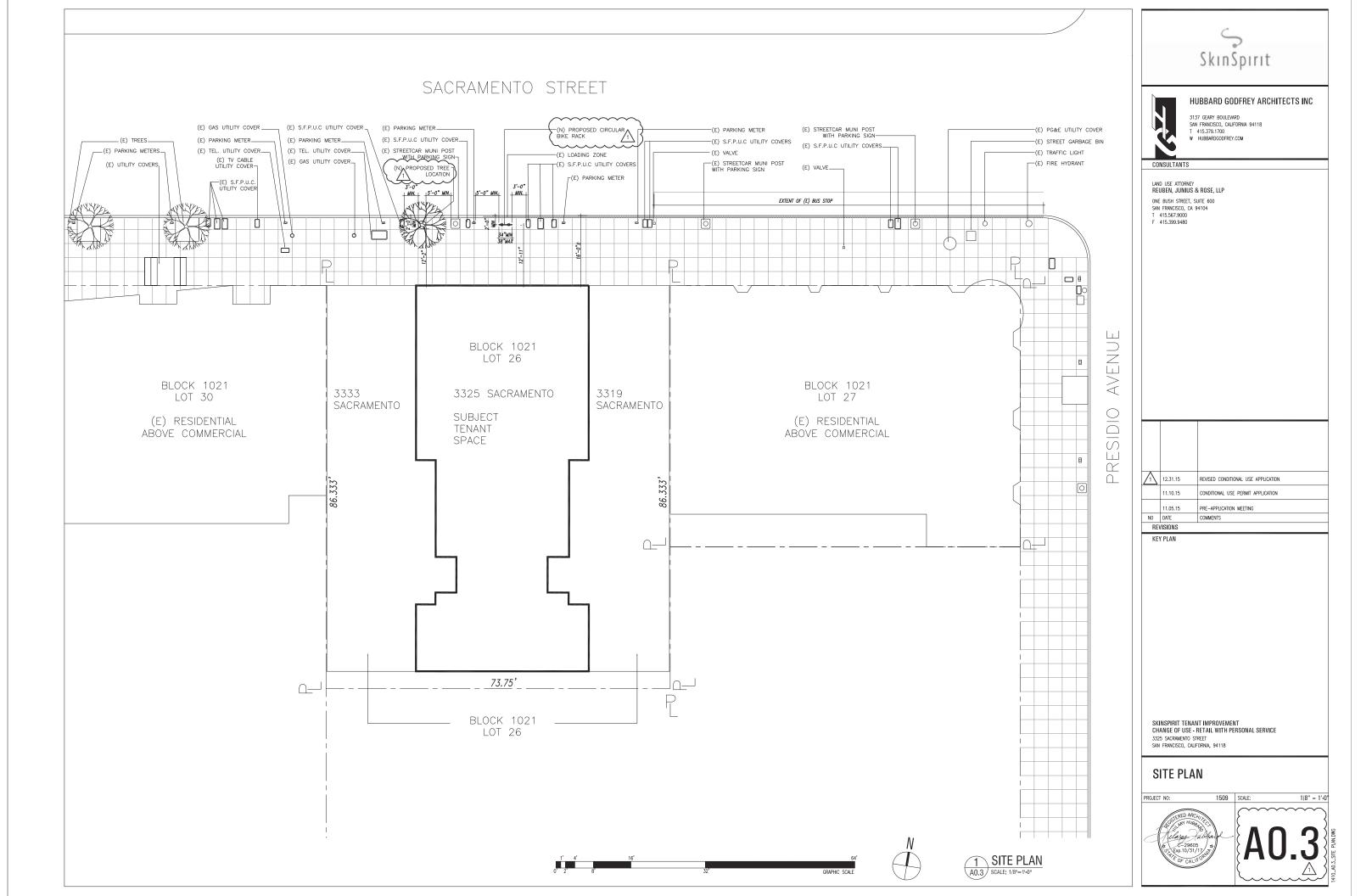


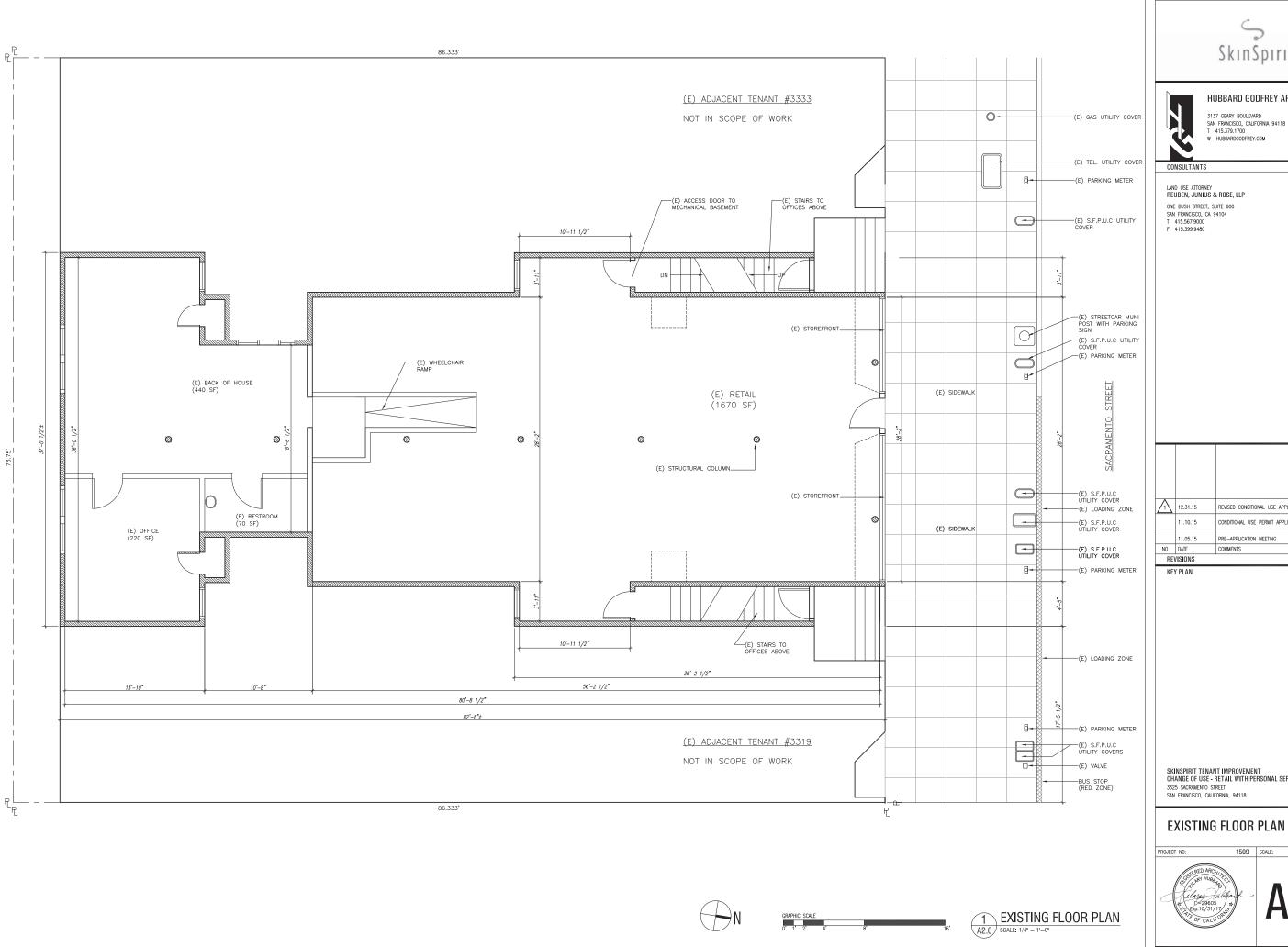






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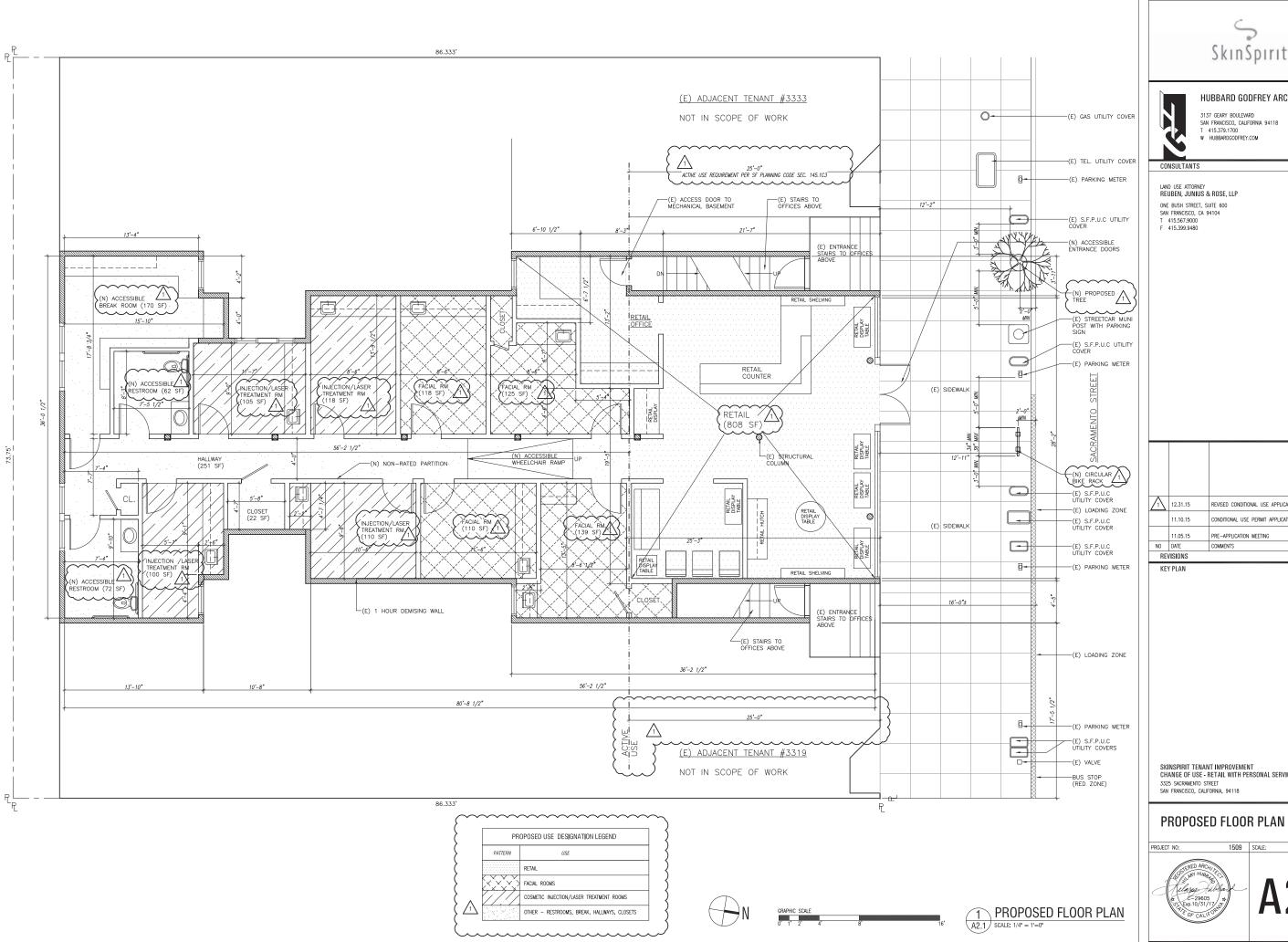


REVISED CONDITIONAL USE APPLICATION CONDITIONAL USE PERMIT APPLICATION PRE-APPLICATION MEETING COMMENTS

SKINSPIRIT TENANT IMPROVEMENT CHANGE OF USE - RETAIL WITH PERSONAL SERVICE 3325 SACRAMENTO STREET SAN FRANCISCO, CALIFORNIA, 94118











REUBEN, JUNIUS & ROSE, LLP

REVISED CONDITIONAL USE APPLICATION PRE-APPLICATION MEETING COMMENTS

SKINSPIRIT TENANT IMPROVEMENT CHANGE OF USE - RETAIL WITH PERSONAL SERVICE 3325 SACRAMENTO STREET SAN FRANCISCO, CALIFORNIA, 94118



SkinSpirit



REUBEN, JUNIUS & ROSE, LLP

ONE BUSH STREET, SUITE 600

REVISED CONDITIONAL USE APPLICATION PRE-APPLICATION MEETING COMMENTS

SKINSPIRIT TENANT IMPROVEMENT CHANGE OF USE - RETAIL WITH PERSONAL SERVICE 3325 SACRAMENTO STREET SAN FRANCISCO, CALIFORNIA, 94118

EXTERIOR ELEVATIONS

AS NOTED



























Hubbard Godfrey Architects, Inc. 3137 Geary Boulevard San Francisco, CA 94118 415.379.1700 tel ATTACHMENT 1A 3325 SAC 2015-014877CUA

3325 Sacramento Street – SkinSpirit: Project Description

SkinSpirit is a top destination for aesthetic skin and body care. We provide a wide range of retail skincare products and services for our clients with proven home care regimes. Our retail component is located at the front of our business spaces to encourage active retail use, street shopping and community involvement. Well known for honesty and expertise, SkinSpirit's staff members are recognized as leaders and experts in the most effective skincare treatments for the face and body.

One of the exciting things about SkinSpirit is that there are no competitors in San Francisco that are exactly like us. SkinSpirit is a unique combination of a few different concepts. If we had to select similar businesses, we would view ourselves most like a combination of BlueMercury, located at 170 O'Farrell, which is a walk-in retail skincare concept enhanced with basic personal services, and Aura Skin Spa, located at 118 Columbus, which offers more technically advanced skincare treatments, but does not emphasize walk-in retail business.

SkinSpirit was founded in Northern California and is locally owned and managed. All employees working in this location will either be living in San Francisco or in nearby communities. We are committed to creating community and business partnerships in and around our locations. Examples include client events every 3 to 6 months that include neighborhood businesses for catering, flowers and co-marketing participation providing many merchants on the street with access to our extensive client base.

SkinSpirit will initially be open 6 days per week from 9AM to 6PM Monday, Tuesday and Saturday and 9AM to 8PM Wednesday, Thursday and Friday. As our business builds, we anticipate opening Sundays from 10AM to 5PM. SkinSpirit will have 3 to 4 staff working the retail area in the front of the space. Facial and Laser/Injection rooms are located at the rear of the space and will be used based on scheduled appointments.

Store deliveries will be to replenish retail inventory and will generally be made by either UPS or FedEx several times a week. There will be little need for other deliveries to sustain the business. There is an existing yellow loading zone in front of the business that would facilitate these deliveries without affecting local traffic and parking.

The subject space, 3325 Sacramento Street, has been vacant since June 2015. There is also a vacant commercial space, 3326 Sacramento across the street that has been vacant since early spring 2015.

REUBEN, JUNIUS & ROSE, LLP

January 22, 2016

Rodney Fong, President and Commissioners San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, California 94103

Re: SkinSpirit Retail Store - 3325 Sacramento Street

Brief in Support of Proposed Project

Planning Department Case No. 2015-014877CUA

Hearing Date: February 4, 2016

Our File No.: 8962.01

Dear President Fong and Commissioners:

This office is working with SkinSpirit Essential, LLC, dba SkinSpirit, the sponsor ("Project Sponsor") of a project to locate a SkinSpirit retail and personal services use in an existing vacant retail space (the "Project") at 3325 Sacramento Street (the "Property"). SkinSpirit is locally-owned and managed, and offers a wide range of skincare products and services. The Project requires conditional use authorization to operate a personal services use at the ground floor of the Property. Because the Project is a small, locally-owned and operated business, it qualified for the Community Business Priority Processing Program ("CB3P"). The Project will contribute to the eclectic economic diversity of San Francisco and is a perfect example of why the CB3P was created.

A. <u>Project Description</u>

The Project Sponsor proposes to occupy a vacant, approximately 2,400-square-foot ground-floor retail space on Sacramento Street between Presidio Avenue and Walnut Street in the Presidio Heights neighborhood. The Property was most recently occupied by a retail toy store, but has been vacant since June 2015. Another retail space across the street has been vacant since spring 2015. The Project will involve interior tenant improvements, but will not increase the floor area or otherwise alter the existing space.

On the exterior, the Project proposes to restore the original storefront clerestory windows to bring back the historical character of the building and tie into other adjacent storefronts, and will include new signage that is consistent with other signage in the

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben | Tuija I. Catalano | Thomas Tunny David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2, 3} | John McInerney III²

1. Also admitted in New York | 2. Of Counsel | 3. Also admitted in Messachusetta

One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480 Planning Commission January 22, 2016 Page 2

neighborhood. The Project also proposes a wheelchair accessible entrance and level landing on the sidewalk that is not currently present. Consistent with the City's transit-first policies, no off-street parking will be provided.

SkinSpirit is a small, successful business that offers skincare products and services. The Project will include retail use at the front of the store to encourage active retail use, street shopping and community vibrancy. The store will offer skincare services at the rear of the store, which will be used based on scheduled appointments.

The Project is necessary and desirable for the Presidio Heights neighborhood, as Sacramento Street is an upscale retail corridor and there are no uses in the area that offer skincare products and services similar to SkinSpirit. The Project has conducted community outreach and is supported by the community. Planning Department staff is recommending approval of the requested authorization.

One concern expressed by a member of the community was that the Project, in particular the retail use and physical improvements, may not be maintained in the future as currently proposed. This concern is groundless for two reasons: (1) the Planning Code requires that the retail use and physical improvements be maintained as proposed; and (2) the retail use and improvements as proposed are consistent with SkinSpirit's business operations in its other locations.

В. **Benefits of the Project**

Benefits of the Project will include:

- Interior renovation and reactivation of an existing vacant retail space;
- Improvements to existing storefront to restore historic character;
- Contributing to the vitality of the retail corridor along Sacramento Street by offering a range of professional, high-quality aesthetic skin and body care products and services not otherwise available in the neighborhood;
- Creating new construction jobs during store construction;
- Creating approximately 5-7 new jobs in the City; and
- Generating new economic activity and production of tax revenue for the City.

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tel: 415-567-9000 fax: 415-399-9480

C. <u>Compliance with Conditional Use Criteria for Personal Services Use</u>

The Project meets and exceeds the requirements necessary to grant a conditional use authorization for a personal services use. The Project is not only necessary and desirable to the community, but the proposed uses, signage and tenant improvements are compatible with existing neighborhood-serving retail and personal services uses, including hair salons and nail salons. The Project will locate the retail use at the front of the store to encourage active street frontage and uses.

D. Conclusion

The Project requires conditional use authorization to operate in a vacant retail space on Sacramento Street. SkinSpirit is a desirable new retail presence for the Presidio Heights neighborhood, and will provide the neighborhood with access to a wide variety of aesthetic skin and body care products and services. The Project will generate foot traffic and consumer activity that will benefit other nearby businesses, and will create at least 5-7 new jobs.

For all of these reasons, we respectfully request the Planning Commission grant this conditional use authorization for this worthy Project.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny

cc: Vice President Cindy Wu

Commissioner Michael J. Antonini

Commissioner Rich Hillis

Commissioner Christine D. Johnson

Commissioner Kathrin Moore

Commissioner Dennis Richards

John Rahaim – Planning Director

Scott Sanchez - Zoning Administrator

One Bush Street, Suite 600 San Francisco, CA 94104

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Planning Commission January 22, 2016 Page 4

> Jonas P. Ionin – Commission Secretary Colin Clarke – Planning Department SkinSpirit

> > One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

Subject: Support of Proposed SkinSpirit Store at 3325 Sacramento Street

Dear Mr. Clarke:

I am writing to express my strong support for the proposed new SkinSpirit store at 3325 Sacramento Street. I am familiar with SkinSpirit's products and services, and know they are a very successful and community-minded small business. I think they would be a perfect fit for the Presidio Heights neighborhood. I also support their proposed store design, and the façade improvements they have proposed. SkinSpirit will be a welcomed addition to our community.

I urge the Planning Department and Planning Commission to support this worthy project as proposed.

Thank you,

abella Viba

Beautiful Orchids Inc.

Subject: Support of Proposed SkinSpirit Store at 3325 Sacramento Street

Dear Mr. Clarke:

I am writing to express my strong support for the proposed new SkinSpirit store at 3325 Sacramento Street. I am familiar with SkinSpirit's products and services, and know they are a very successful and community-minded small business. As a 13 year resident of this neighborhood, I think they would be a perfect fit for the Presidio Heights neighborhood/community. I'm also in support their proposed store design, including the façade improvements they have proposed. SkinSpirit will be a welcomed addition to our community.

I urge the Planning Department and Planning Commission to support this worthy project as proposed.

Thank you,

Barrett Cohn 535b Simonds Loop San Francisco, CA 94129

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I am writing to express my strong support for the proposed new SkinSpirit store at 3325 Sacramento Street. I am familiar with SkinSpirit's products and services, and know they are a very successful and community-minded small business. I think they would be a perfect fit for the Presidio Heights neighborhood. I also support their proposed store design, and the façade improvements they have proposed. SkinSpirit will be a welcomed addition to our community.

I urge the Planning Department and Planning Commission to support this worthy project as proposed.

Thank you,

Christina Spaulding

Luna Boutique

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I urge the Planning Department and Planning Commission to support this worthy project as proposed.

Thank you,

Serena Ramsey

The Rockery Jewels

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I urge the Planning Department and Planning Commission to support this worthy project as proposed.

Thank you,

Twiga Mbunda

W. Mbunda

Twiga

Clarke, Colin (CPC)

From: jmksf3000@yahoo.com

Sent: Friday, January 22, 2016 6:59 PM

To: Clarke, Colin (CPC)

Subject: Skin Spirit

Please please save our neighborhood character and prevent a business like this on Sacramento St. This is totally inappropriate for this area.

Jean Kelly 3045 Jackson St

Sent from my iPhone